31567

Abstract
List of Incumbrances
in the
South Side
Abstract Bureau
SANTA ROSA
SONOMA COUNTY, CALIFORNIA.

01
1512

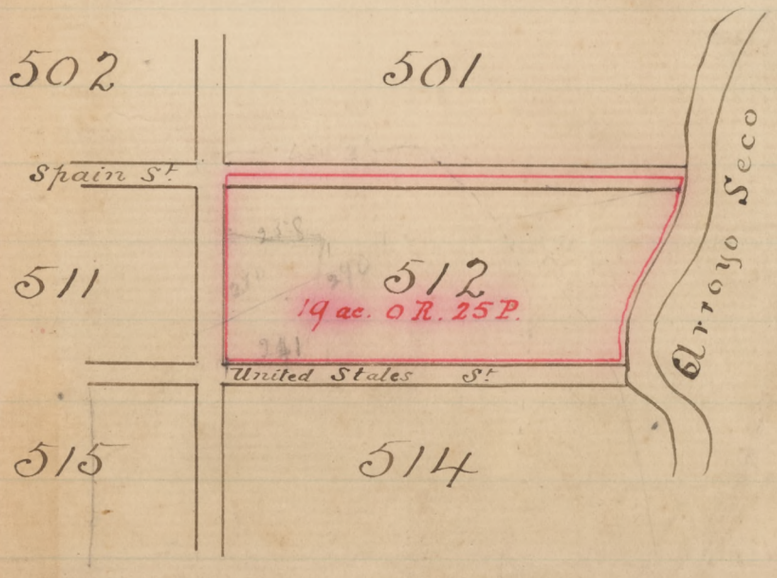
Street

Depot Museum
Sonoma, Ca.

Abstract of Title.

To

That certain lot and tract of land situate in the County of Sonoma, State of California and known numbered and designated upon the Map or plat of the Ex-City of Sonoma as out Lot No. Five hundred and Twelve (512), containing nineteen acres, more or less.; Also the South half of the street between Lots No. 501 and 512.



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1983-7a

The City of Sonoma
by John Cameron
Mayor
To
John Patten Sr.

Grant

Dated July 15, 1851

"I John Cameron Mayor of the City of Sonoma by virtue of the powers in me vested, in consideration of the sum of $95.00 paid by John Patten Sr. do hereby grant convey and confirm unto the said John Patten, his heirs &c all that tract of land in the City of Sonoma and known & designated as out lot No. 512 on the plat of said City now on file in this office said lot containing 19 acres more or less.

Giving granting and confirming legal judicial and perpetual possession thereof for the only proper use benefit and behoof of the said John Patten &c,

And I the said John Cameron in the name and by the authority of the common council of the City of Sono-

-ma, hereby covenant to warrant and defend the said described premises to the said John Patten his heirs and assigns forever:

In witness &c

(Signed) John Cameron (Seal)
Mayor

"State of California }
County of Sonoma }

Personally appeared before me Wm Ellis a Justice of the Peace in and for said County, Lewis Adler, who being duly sworn on oath says that the signature to the within conveyance is in the hand writing of John Cameron who was mayor of the City of Sonoma at the date of the with_ conveyance.

Lewis Adler

Subscribed and sworn to before me this 17th day of June A.D. 1867.

Wm Ellis
Justice of the Peace"

Recorded June 19, 1867
Book 20 of deed page 477

John Patten and
Elizabeth Patten
his wife
To
John Andrews

Deed

Dated Nov: 17. 1855

Cons: $4500.00

Do hereby sell grant convey and confirm unto the said John Andrews his heirs &c all that tract of land in the City of Sonoma and known and designated as out Lot No 512 on the plat of said City now on file in the Clerks office of said City said lot containing 19 acres more or less:

Covenant "to warrant and defend the said described premises to the said John Andrews, his heirs and assigns forever"

In witness &c

(Signed) John Patten (seal)
Elizabeth her X mark Patten (seal)

Acknowledged (properly.) Nov: 17. 1855

Before Ive D. Long J. P.
Sonoma County

Recorded June 19. 1867

Book 20 of Deeds page 478

John Walton
Dennis Beahan and
David O. Shattuck
Trustees of the Ex City
of Sonoma,
To
John Andrews

Deed

Dated July 25, 1863

Cons: $3.00

Recites "That we John Walton, Dennis Beahan and David O. Shattuck, Trustees of the Ex City of Sonoma duly elected and qualified under and by virtue of the provisions of an act of the Legislature of the State of California, approved Apl. 26 A.D. 1862 entitled "an act to repeal an act to incorporate the City of Sonoma passed April 4th A.D. 1850" and also by virtue of an act approved April 10th A.D. 1863, entitled "an act to amend an act to incorporate the City of Sonoma, passed April 4th A.D. 1850

In consideration of $3.00 &c,

Do bargain sell release and quit claim

unto John Andrews all the estate right title claim interest and demand of any and every kind whatsoever which the said Ex City of Sonoma has either in possession or reversion in and to the following described piece or parcel of land situated in the Ex City of Sonoma, and known and designated on the official map of said city as follows to wit:

"all that piece of land in the County of Sonoma &c extending between lots No. 501 and 512 (501/512) and described thus, to wit: the Southern moiety or half of said Street between said lots being 333 yards in length by 18⅓ yds. in width containing an area of 0 A. 2 R. 39 perches a little more or less (the Northern half of said Street having been sold to Attila Haraszthy).

"To have and to hold &c in as full and ample a manner as we as "Trustees can vest the same by virtue of said acts.

In Witness Whereof we have here-

unto set our hands and seals as Trus-
tees as aforesaid this 25 day of July 1863.

(Signed) J. Walton (Seal)
Dennis Beahan (Seal)
D. O. Shattuck (Seal)

Acknowledged (not as Trustees) July 8. 1863
before James Martin J.P.
Sonoma County.

Recorded Nov: 17. 1871
Book 38 of deeds page 39

The People of the State of California vs. John Anderson	7th Dist. Court Sonoma County Tax Reg. A. p – Case No 317

1867

Jany. 22 Complaint filed – To recover $29.30 for unpaid State & County Taxes for the year ending March 14, 1867, on Out Lots 512 & 537 in the Town & County of Sonoma, assessed to John Anderson.

" " – Summons issued.

<Nothing further>

John Andrews and
Nancy R. Andrews
his wife
To
John Virtne

Canceled

Mortgage

Dated March. 12. 1870

(Rec. Stp. $1.00 Canc.)

To secure payment of $700 gold coin in 12 months with interest at the rate of 1% per month interest payable annually and if not so paid to be compounded as per a promissory note of even date herewith:

Covers " land in the Co. of Sonoma and within the boundaries of the Town or Pueblo of Sonoma and known on the official Map of said Town or Pueblo as out Lot No. 512, containing 19¼ acres more or less.

The said premises now occupied by John Andrews and Nancy his wife"

Witness:

Wm E. McConnell

Acknowledged (properly) March 12. 1870
Before Wm E. McConnell N. P.
Sonoma County

Recorded March 15. 1870
Book O of Mortgages page 428

Canceled
By a Certificate of Release
Dated Dec. 16. 1871
Properly executed and acknowledged
by John Virtue.
Recorded Jany 16. 1872
Book D of Releases page 241

John Andrews
To
Ebenezer E. Morse

Deed

Dated Nov.r 29. 1871

Cons.: $3500.00 / Rec. Stp. $3,50 canc.d /

Doth grant bargain sell and convey unto the said party of the second part and to his heirs and assigns forever. all that certain piece parcel and lot of land situate and being in Sonoma, in the County of Sonoma, in the State of California, known designated and numbered upon the map of the City of Sonoma, as out Lot No. 512, containing 19 acres more or less.

Also all that other strip and piece of land in said Sonoma extending between said lot 512 and lot 501 and described as follows:

The Southern moiety or half of said street between said lots, being 333 yards in length by 18⅓ yards in width, and containing an area of two Rods and 39 perches a little more or less.

(Signed) John his X mark Andrews [seal]

Witness:

C. F. Leiding

Acknowledged (properly) Nov. 29. 1871

before W. A. Berry J.P.

Sonoma County

Recorded Dec. 1, 1871

Book 37 of deeds page 197

Attila F. Haraszthy

-To-

E. E. Morse

Deed

Dated April 4. 1876

Cons: $14.00

Do grant bargain sell &c unto the said party of the Second part and to his heirs and assigns forever all the estate, right title claim, interest and demand of any and every kind whatsoever to the following described piece or parcel of land, situated in the Town of Sonoma, County of Sonoma and State of California and particularly known and designated on the official Map of the Ex-City of Sonoma as follows. to wit: all that piece or parcel of land extending between out lots numbered 501 and 512. to wit: The Northern moiety or half of said land between said lots being 393 yards in length, by 18⅓ yards in width and containing an area of two roods and thirty nine perches a little more or less.

(Signed) Attilla F. Haraszthy (Seal)

Acknowledged (properly) April 4. 1876

before Geo. L. Wratten
Notary Public Sonoma County

Recorded May 1, 1876

Book 53 of deeds page 462.

Superior Court in and for Sonoma County.

In the matter of the Estate of Ebenezer E. Morse, deceased.	Register No 1. Page 543. Case No 1421.

Probate Proceedings.

1884.

Sept 18 Will filed.

(Copy.)

In the name of God, Amen.

I, Ebenezer E. Morse of the City and County of San Francisco and State of California, do make this my last will and testament.

First I direct that all my debts and funeral expenses be paid out of and from my personal estate.

Second I give and bequeath to my wife Sarah M. Morse all my personal estate of whatsoever kind it may con-
-sist of.-

1884

Third- I give and devise to my children Emma L. Morse and Nellie A. Morse the one undivided half of all the real estate of which I may die possessed.

Fourth- I give and devise to my wife Sarah M. Morse the remaining one undivided half of all my real estate; But this devise is not intended in addition to that portion of my estate to which my wife is entitled by law; my in-=tention being that my two children shall have the one undivided half of all my real estate as it now exists or which I may own at the period immediately pre-=ceding my decease.

Fifth- I do hereby nominate and appoint my said wife Sarah M. Morse the Executrix of this my last will and testament, and also the Guardian of my children.

And I do hereby request that no bond or bonds may be required from my said wife in any matter

1884. pertaining to the execution of her trust either as Executrix or as Guardian.

In Witness Whereof I have hereunto set my hand and seal this second day of July A. D. One thousand eight hundred and sixty-nine.

Ebenezer E. Morse (Seal)

The above written instrument was subscribed by the said Ebenezer E. Morse in our presence and he at the same time published and declared the same so subscribed to be his last will and testament, and we at the testator's request, and in his presence, and in the presence of each other, have signed our names as witnesses thereto.

Daniel Rogers

James Rogers Booth.

1884
Sept. 18 Petition for Probate of will - Filed.

The petition of Sarah M. Morse, the widow of E. E. Morse, deceased, late of Sonoma County, State of California, respectfully shows:

That the said E. E. Morse died on or about August 28. 1884 at Sonoma County, California.

That said deceased at the time of his death was a resident of said County and left Estate therein consisting of real and Per=sonal Property.

That the probable value and character of the said property are as follows, to wit:

The real estate whereon he resided at the time of his death, adjoining the Town of Sonoma, Sonoma County, Cal., consisting of 20 Acres, more or less, of the probable value of $ 8,000.00; also Household furniture and farming utensils of the probable value of $ 1000.00

That the estate &c. does not

exceed the sum of $9000.00 - That said deceased left a will dated July 2d 1869 &c, which is herewith presented to said Superior Court.

That petitioner is named in said will as Executrix thereof, and is aged about 50 years, residing at said premises adjoining the Town of Sonoma aforesaid. That your petitioner Sarah M. Morse, and Emma L. Morse and Nellie A. Morse, the children of said decedent and your petitioner, are named therein as devisees.

That the subscribing witnesses to said will are Daniel Rogers, residing in the City and County of San Francisco, and James Rogers Booth residing in the City and County of San Francisco.

That the next of Kin of said testator whom your petitioner is advised and believes and therefore alleges to be the heirs at law of said testator, and the names, ages and residence of said heirs are as follows: Sarah M. Morse, your petitioner, aged about 50 years, residing at said premises

aforesaid; Emma L. Morse, residing at said premises, aged 28 years, and Nellie A. Morse residing at said premises aged 16 years.-

That at the time that said Will was executed to wit: on July 2d 1869, the said testator was of the age of 46 years or thereabouts &c.

Prays that said will may be admitted to probate and that Letters Testamentary be issued to your Petitioner, and that for that purpose the Court and Clerk thereof appoint a time for proving said will; And that all persons interested be notified and directed to appear at the time appointed for proving the same; and subpœnas be directed to be issued to the said subscribing witnesses to the said Will residing in the said County of San Francisco, and that all other necessary and proper orders may be made in the premises.

Dated Sept. 18. 1884.

1884. (Signed) S. M. Morse.

Sept. 18- Order that Monday Sept'r. 29th 1884 at 10 o'clock A. M. of said day, at the Court room of said Court, at the Court House in the City of Santa Rosa, Cal., be and the same is hereby appointed the time for proving said Will and hearing said application.

It is further Ordered that notice be given thereof by the Clerk of said Court, by publica=tion not less than ten days before said Sept. 29. 1884 in the Santa Rosa Daily Democrat, a News=paper printed and published in said City.- Filed & Ent'd.

" " - Clerk's Notice of Probate of will - filed.

(Title of Court and Cause-)

"Notice is hereby given, that Monday the 29th day of Septem=ber A. D. 1884 at 10 o'clock A. M. of said day, & the Court-room of said Court in the

1884. City of Santa Rosa in the County of Sonoma, and State of California, have been appointed as the time and place for proving the will of said E. E. Morse deceased, and for hearing the application of Sarah M. Morse for the issuance to her of letters Testamentary thereon.

Dated Sept. 18th A.D. 1884.

(Seal) R. A. Thompson

By Geo. A. Thornton, Deputy Clerk." "

Sept 29 Proof of publication of notice for proving Will, &c. Filed.

"State of California
County of Sonoma } S.S.

J. F. Linthicum

of said County, being duly sworn, deposes and says, that he is a white male citizen of the United States of America, over twenty one years of age, and is competent to be a witness in the matter herein mentioned. That he is the Chief Clerk of the "Santa Rosa Daily Democrat," a newspaper

published daily in said County, and has charge of all advertisements for insertion in said newspaper, and that the notice of which the annexed is a printed copy, has been published in said newspaper (Sundays excepted) once a day for ~~—~~ successive days, namely: From September 18th A. D. 1884 to September 27th A. D. 1884, both days inclusive, viz: in the issues of September 18th, 19th, 20th, 22d, 23d, 24th, 25th, 26th and 27th, all in 1884.

J. F. Linthicum.

Subscribed and sworn to before me this 29th day of September A. D. 1884.

R. A. Thompson
County Clerk,
By Geo. A. Thornton, Deputy Clerk.

(Attached to the above affidavit is a printed copy of the Clerk's Notice as filed Sept. 18, 1884.)

1884
Sept. 29 Affidavit of mailing notices - filed.

(Title of Court and Cause.)

"State of California
County of Sonoma } S.S.

G. A. Johnson

being duly sworn deposes and says, that he is the Attorney of the Petitioner for the probate of the last will and testament of E. E. Morse, deceased; That he placed in the United States Post Office, at the City of Santa Rosa, said County, on Thursday, the 18th day of September 1884 true copies of the annexed notice addressed to the heirs of said testator, postage paid, at their places of residence, as follows, to wit: Miss Emma L. Morse, Sonoma, Sonoma County, Cal.; and Miss Nellie A. Morse, Sonoma, Sonoma County, Cal.

G. A. Johnson.

Subscribed and sworn to before me this 29th day of September 1884

R. A. Thompson, Clerk,
By Geo. A. Thornton, Dep. Clerk. "

1884- Attached to the above affidavit is a printed Copy of the Clerk's Notice as filed on Sept. 18. 1884.

Sept. 29- Order continuing hearing to Sept. 30, 1884. Entered Minx 5 – 389.-

" 30- Testimony on Probate of Will – Filed.-

" " - " It is ordered, that the said document heretofore filed, purport=ing to be the last will and testament of said E. E. Morse, deceased, be admitted to Probate as the last will and testament of said deceased, that said Sarah M. Morse be, and she is hereby appointed Executrix thereof, and that letters testa=mentary thereon issue to said petitioner, Sarah M. Morse, upon taking the oath as required by law."

Filed & Entd Minx 5 – 404.

" 30- The Will, with the testimony

1884 of the witnesses and the certificate of proof of will affixed recorded in Book C of Wills Page 599.

Oct. 6. Letters Testamentary issued to S. M. Morse, Executrix, and with oath of Executrix annexed, Filed & Recorded in Book A. Letters Testamentary, Page 129.-

" " Order appointing John Turner, George W. Sparks and O. B. Shaw, Appraisers.

Filed & Entd 5- 414.

" " Order that notice to the Creditors of E. E. Morse, deceased, be given by said Executrix by Publication in the Sonoma Democrat, a weekly newspaper printed and published at Santa Rosa, said County, at least once a week for four weeks; And it is further ordered that said Executrix give notice to all creditors and persons having claims against said decedent,

1884- to present them within four months from the first publication of said notice.

Filed & Entd 5-415.-

Nov. 14- Inventory and Appraisement, Signed by two of the Appraisers and verified by the Executrix.

Filed.-

Real Estate.

"Lot * (512) 19 acres more or less value Three Thousand dollars $3000.-

Improvements 2000.

Personal Property (enumerated) 600.

$ 5600.-

Inventory does not state whether the estate is separate or community property.

(The oath of the appraisers is annexed to the Inventory.-)

Dec. 1- Petition for Order of Sale of real estate.- Filed.-

(Note - After due proceedings had, an order to sell the real

estate and personal property of said deceased, was made on Janry. 26. 1885. On April 8. 1885 the said Executrix made a return showing sale of the real estate and personal property to V. Ravena for $6000.00

On June 1. 1885 an order was made and entered setting aside the said sale.)

1886.

June 18. Proof of publication of notice to Creditors - filed. -

" 28. Decree of due publication of Notice to Creditors filed and entered, Min°. Book 7. p. 253.

" 30 Final Account of Executrix - filed.

Dr.

To amount of Inventory	$ 5600.00
To amount received as forfeit by reason of Purchaser's failure to comply with terms of sale	" 200.00
	$ 5800.00

Deduct appraised value

of personal property which by the will is bequeathed to the Executrix ... " 600.00

$ 5200.00

Add net produce for 1884 " 150.00

" " " " 1885 " 60.00

$ 5410.00

The foregoing $5410.- includes the appraised value of real estate $5000.00 which is on hand.-

Cr.

By Cash paid as follows:

(Enumerated.) $298.88

The Executrix charges the nominal sum of $111.12 for Commissions " 111.12

$ 410.00

Amount of debits $ 5410.00

Deduct Credits 410.00

$ 5000.00

which is the appraised value of the real estate, and which is on hand for distribution.

Prays that said Account be approved, allowed and settled.

Duly Signed and verified by

1886 Mrs. Sarah M. Morse, Executrix &c.

June 30 Vouchers filed.

" " Petition for distribution of Estate - filed.-

(Title of Court and Cause.-)

The Petition of Sarah M. Morse, Executrix of the will of E. E. Morse, deceased, respectfully shows:

That your petitioner was appointed such Executrix by said Court, on the 30th day of September 1884, and on the 2nd day of October 1884, she duly qualified as such Executrix, and thereupon entered upon the administration of the said estate, and has ever since continued to administer the same;

That on the 14th day of November 1884, your petitioner duly made and returned to this Court a true inventory and appraisement of all the estate of said deceased which had come to her possession or knowledge;

That on the — day of — 1884,

your Petitioner duly published notice to Creditors to present their claims against the said deceased, in the manner and for the period prescribed by this Court;

That more than four months have elapsed since the appointment of your Petitioner as such Executrix, and more than four months have expired since the first publication of said notice to creditors,

That on the 23rd day of June 1886 your Petitioner filed her final accounts as such Executrix, which said accounts, were filed at the same time with the filing of this Petition for Distribution after due hearing and examination, were finally settled;

That all the debts of said deceased, and of said estate, and all the expenses of the administration thereof thus far incurred, and all taxes that have attached to or accrued

against the said estate, have been paid and discharged, and said estate is now in a condition to be closed;

That the residue of the said estate now remaining in the hands of your petitioner is fully set forth and described in the Schedule marked "A," hereunto annexed and made a part of this petition;

That the whole of said estate is common property, and that the said petitioner Sarah M. Morse, the widow of said decedent, has elected to take under the provisions of said will..

That the said E. E. Morse died testate, in the County of Sonoma, on the 28th day of August 1884, leaving him surviving Your Petitioner Sarah M. Morse, the widow of said deceased and Emma L. Morse and Nellie A. Morse the children of said decedent and your petitioner; That your petitioner is aged about 51 years, the said Emma L. Morse is aged about

29 years, and the said Nellie A. Morse is aged over 18 years,

That the said Emma L. Morse and Nellie A. Morse are each entitled to the undivided 1/4th of the real estate described in Schedule "A" hereto annexed, under the provisions of said will, and the said Sarah M. Morse, your petitioner is entitled to the residue of said estate being the undivided 1/2 of said real estate, and is also entitled to all the personal property described in said Schedule "A", under the provisions of said will.

Wherefore, your petitioner prays that the administration of said estate may be brought to a close, and that she may be discharged from her trust as such Executrix,

That after due notice given and proceedings had, the estate remaining in the hands of your petitioner, as aforesaid, may be distributed to the said parties entitled thereto as aforesaid, to wit: To the said

Emma L. Morse and Nellie A. Morse each the undivided 1/4th of the real estate described in said schedule "A"; and to the said Sarah M. Morse, the undivided 1/2 of said real estate, and also all the personal property described in said Schedule "A", or that such other further order may be made as is meet in the premises.

And your petitioner will ever pray, &c.

Mrs Sarah M. Morse.

G. A. Johnson,
Attorney for Petitioner.

Dated June 21st 1886.

Schedule "A."

All that certain piece, parcel and lot of land, situate and being in Sonoma, in the County of Sonoma, State of California, known, designated and numbered upon the Map of the City of Sonoma, as Out Lot No. 572, containing 19 Acres, more or less; also all that other strip and

1886
June

piece of land in said Sonoma, extending between said Lot 572 and out Lot 501, and described as follows:

The street between said lots being 333 yards in length by 18⅓ yards in width, and containing an area of 4 roods and 78 perches, a little more or less.

All of the following personal property named in the Inventory of said estate, to wit: 2 Wagons, Harness, Hay, Saddle, Farming Implements, Grape boxes, 1 Piano, and the Household and kitchen furniture on said premises.

1886

June 30 - Order appointing Monday July 12th 1886, as the time for hearing petition for distribution and settlement of final account.

Filed & Ent. Min. 7-257.

" - " Proof of posting notices of time &c for hearing petition for distribution &c. - filed

as follows:- "Notice
is hereby given that Sarah M.
Morse having filed in this Court
her final account and having
filed therewith her petition for
distribution of the Estate of E. E.
Morse, deceased, the hearing of
the same has been fixed by
said Court for the 12th day of
July 1886, at 10 o'clock A. M.
of said day, at the Court-room
thereof in the City of Santa Rosa
County of Sonoma; and all
persons interested in said
estate are notified then and
there to appear and show
cause, if any they have, why
the said petition should not
be granted
Santa Rosa July 1st 1886.

J. F. Mulgrew, Clerk
By N. E. Carver, Deputy Clerk."

On the reverse side of the above
notice is the following
affidavit.

11.

State of California } In the
County of Sonoma } Superior Court.

H. E. Carver, Deputy County Clerk of the County aforesaid, being duly sworn, says that on the 1st day of June A.D. 1886, he posted three notices of which the within is a true copy, in three different public places in the County of Sonoma, one of which was the place at which the Court is held.

H. E. Carver.

Subscribed and sworn to before me, this 1st day of July 1886. J. F. Mulgrew, Clerk.

1886.

July 19. Decree of Settlement of final a/c - Filed & Entd.

" - " - Decree of distribution of Estate. Filed & Entd. Minis J-289. see Certified Copy, Book 101 of deeds page 487; on page 41 of this Abstract.

In the Superior of the County of Sonoma, State of California.

-Probate-

In the Matter
of the Estate
of
E. E. Morse, Deceased

Decree of Distribution

Dated July 19. 1886

Mrs Sarah M. Morse, the Executrix of the Will of E. E. Morse, deceased, having on the 23rd day of June 1886, filed in this Court her petition setting forth among other matters that she has filed her final accounts as such Executrix; and at the same time with the filing of said petition; and that said estate is in a condition to be closed and that a portion of said estate remains to be divided among the legatees and devisees of said deceased, said matters coming on regularly to be heard this 19th day of July 1886, the Court proceeded to the hearing of said petition, and it appearing to the satisfaction of

the Court that the residue of said estate consisting of the property hereinafter particularly described, is now ready for distribution and that said estate is now in a condition to be closed; and it duly appearing to said Court, that since the rendition of said final account the sum of no Dollars has come into the hands of said Executrix, and the sum of no Dollars has been expended by said Executrix as necessary expenses of administration; and that the estimated expenses of closing said estate will amount to the sum of no Dollars; That the said E. E. Morse died testate leaving him surviving said petitioner Sarah M. Morse, his widow and the following children, Emma L. Morse and Nellie A. Morse the children of said decedent and petitioner who are of the age of Majority and entitled to the residue of said estate: and all and singular the law, and the premises being by the Court seen, heard, understood and fully considered

whereupon It is here adjudged and Decreed, that all the acts and proceedings of said Executrix as appearing upon the records hereof; be and the same are hereby approved and confirmed, and the residue of said estate of E. E. Morse deceased, hereinafter particularly described and now remaining in the hands of said Executrix and any other property not now known or discovered, which may belong to the said estate or in which the said estate may have any interest be and the same is hereby distributed as follows; to wit;

To the said Sarah M. Morse the undivided one half of the real estate hereinafter described, and to the said Emma L. Morse and Nellie A. Morse each the undivided one fourth of the real estate hereinafter described; and also to the said Sarah M. Morse, all the personal property hereinafter described. The following is a particular description of the said residue of the said estate referred to in this

decree and of which distribution is ordered, adjudged and decreed as aforesaid to wit:

All that certain piece parcel and lot of land, situate and being in Sonoma, in the County of Sonoma, State of California. Known designated and numbered upon the Map of the City of Sonoma, as Out Lot No. 512. Containing 19 acres, more or less.

Also all that other strip and piece of land in said Sonoma, extending between said lot 512 and Out Lot 501, and described as follows: the street between said lots, being 333 yards in length by 18⅓ yards in width and containing an area of — roods and perches a little more or less.

Also the following personal property named in said Inventory. 2 wagons, Harness. Hay. Saddle. Farming implements. Grape boxes. 1 Piano and the Household and Kitchen furniture on said premises.

And it is further Ordered and Decreed that the said Executrix upon payment and delivery of the residue as hereinbefore ordered, and upon filing due and proper vouchers and receipts therefor in this Court, be fully and finally discharged from her trust as such Executrix and that her sureties shall thereupon and thence forth be discharged from all liabilities for her future acts.

Done in open Court this 19th day of July 1886.

J. Temple
Judge of the Superior Court.

Endorsed: Filed July 19. 1886
J. F. Mulgrew, Clerk
By L. W. Juilliard Dep. Clerk

Certified to be a true copy July 19. 1886
By J. F. Mulgrew. County Clerk & of Sonoma County
By L. W. Juilliard, Deputy Clerk.

Recorded July 19. 1886
Book 101 of Deeds page 487

The United States
of America
To
"Mayor and Common
Council of the City of
Sonoma"

U. S. Patent

Dated March 31. 1880

For a tract of land containing 6063.95 acres, situated in the County of Sonoma, State of California and including the premises under search.

(Signed) By the President
R. B. Hayes
by Wm. H. Crook Secretary

Recorded Vol. 11 p. 249
S. W. Clark, Recorder of the General Land Office

Recorded May 4. 1881

Book F of Patents page 53
Sonoma County Records

Appertaining to Abstract of Title to Lot No. 512 and the S/2 of Street between Lots Nos. 501 & 512 in the Town & County of Sonoma.

State & County Taxes.

Fiscal Years.

1862-3 to 1865-6.	Paid
1866-7 -	Delinquent - (see Tax Suit on page 11 of Abstract.)
1867-8 to 1886 inclusive	Paid

No mortgage, judgment nor other liens.

Santa Rosa, January Twenty Eighth A.D. 1887 at three o'clock p.m.

J.G. Nagle
Searcher of Records.

Continuation
of the
Preceding Abstract of Title
subsequent to

January 28, 1887,
at 3 o'clock, P.M.

SONOMA COUNTY
SANTA ROSA, CAL.
ABSTRACT BUREAU.

.E.Morse,

_ TO _

onoma Valley Railroad Company.

DEED.

ated November 25,1879

Cons:-$500.00.

Do grant, bargain and sell, convey and confirm unto he said parties of the second part, and to their successors and assigns forever, all that certain piece, parcel r tract of land being in Block 512 of the Ex-City of onoma, County of Sonoma, State of California, described s follows:-

A uniform width of 25 feet, being 12 1/2 feet on each ide of the center line of the Sonoma Valley Railroad,as t present located. The location of said center line being escribed as follows,through said lot

Commencing at a point on the North line of United tates Street, situated 43 feet West of the point of intersection of the said North line -- United States treet with the East line of Schell road; thence Northerly nd Westerly,through said Lot 512,on a curve of a radius f 955.4 feet, a distance of 817 feet to a point on the orth line of Spain Street, situated 654 feet and 3 inches ast of the intersection of the said North line of Spain treet with the East line of street forming the West oundry of Lot 512.

The said right of way containing an area of 47/100 of

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

.acre, more or less

Together with, etc.as a perpetual right of way,by com-
lying with the following agreement.

This conveyance is made upon the following express
nditions,

First, That the tract of land hereby conveyed shall be
ed for Railroad purposes only, and if, at any time,said
mpany shall abandon said route,and remove their road
rmanently therefrom, then and in that event,said tract
all revert to said grantor, his heirs or assigns,

That said Company shall, at its own expense,construct
d maintain good and sufficient cattle guards at each end
said tract, three crossings at convenient points on
e same for the use of said grantor over said Railroad,

Second:- And also construct and maintain,at its own
xpense, good and sufficient fences on both sides of said
ract,when requested so to do by said grantor,his heirs
assigns,on reasonable notice in writing.

500.**. Sonoma Valley Bank,Sonoma,Cal. Nov.11th, 1879.

Recd.of Col.P.Donohue,Check on 1st N.Y.Bk.of S.F.for
500.00, to be delivered to E.E.Morse on delivery of Deed
f right of way through his ranch.

Jesse Burris, Cashier.

(Signed) E.E.Morse, (Seal)

itness:-

John Tivnen.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

cknowledged November 26,1879

Before John Tivnen, N.P.

Sonoma County.

ecorded April 13,1893

Liber 144 of Deeds, page 191.

arah M.Morse,
widow,
nma L.Morse,
femme sole,
and
ellie A.Morse,
femme sole.
—TO—
ames Freeborn.

DEED.

ated January 31,1887.

Cons:-$4500.00.

Do grant, bargain and sell, convey and confirm unto he said party of the second part. and to his heirs and ssigns forever, all those certain lots, pieces or parcels f land situate, lying and being in the City and County of onoma, State of California, and bounded and particularly escribed as follows, to wit:-

Being known and designated on the official map or plat f said City of Sonoma as Out Lot No.512,containing 19 cres, a little more or less, and also that certain strip f land situate in said Sonoma City, known and designated n said official map as that piece of land in the City of Sonoma,extending between Lots No.501 and No.512,and de-scribed thus, to wit, The Southern half or moeity of said street between said Lots, being 333 yards in length,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

18 1/3 yards in width, and containing an area of 2 ods and 39 perches, a little more or less, said official p or plat of the said City of Sonoma being now on file the Office of the County Recorder of said Sonoma County

(Signed) Sarah M.Morse, (Seal)

Witness: John Tivnen

Emma L.Morse, (Seal)

Nellie A.Morse, (Seal)
by Sarah M.Morse,
her attorney in fact,

knowledged January 31,1887

by Sarah M.Morse, widow, and Emme L.Morse, femme sole,

Before John Tivnen, N.P.

Sonoma County.

cknowledged February 1,1887

by Sarah M.Morse, as the attorney in fact of Nellie A. Morse,

Before J.H.Blood, N.P.

San Francisco.

ecorded February 2,1887

Liber 104 of Deeds, page 380.

ote:-

Power of Attorney from Nellie A.Morse to Sarah M.Morse n record in Sonoma County. see next page. Searcher

llie A.Morse,

- TO -

rah M.Morse.

POWER OF ATTORNEY.

ted June 10, 1886.

Do make, constitute and appoint Sarah M.Morse my sufficient nd lawful attorney, for me,and in my name and stead,to sell, arter, exchange, convey, or dispose of,entire, or in separate arcels, to such person or persons,for such sum or sums of money s my said attorney shall deem most for my profit and advantage, ny and all lands of which I am seized, lying and being in the ounty of Sonoma, State of California, and for these purposes o execute and acknowledge all deeds, conveyances and assurances ith general covenants of warranty against all persons or in- umbrances, or any other covenants whatsoever; also to obtain or my use such sum of money,at such per cent per annum,for such erm of years as may seem best to my said attorney, &c &c nd generally giving to my said attorney full power and author- ity touching the premises,to do, execute, provide, finish,in ll things, in as ample a manner as I might do if personally resent. Hereby ratifying and confirming all lawful acts done y my said attorney by virtue hereof .

(Signed) Nellie A.Morse, (Seal)

cknowledged June 10,1886

Before W.H.Blyton, N.P. Munroe County, Wisconsin.

Recorded February 2,1887

Liber B of Powers of Attorney, on page 509.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Superior Court, City and County of San Francisco.

Department 9.

In the Matter of the Estate	Reg.22.Case No.14,943.
-of-	T.Z.Blakeman,
James Freeborn, Deceased.	Atty.for Executors.

PROBATE PROCEEDINGS.

1894

June 27. Order assigning cause to Dept.9, Probate, made, entered and filed. (Min.Book 162,page 172.)

" " Last Will and Testament,with codicil, of James Freeborn, filed.

(Is as follows,)

I, James Freeborn, of the City and County of San Francisco, Cal., being of sound and disposing mind, do make and declare this my last Will and Testament, as follows, to wit:-

1st:- I desire that all my just debts and funeral expenses shall be paid out of my estate as soon after my decease as may be practicable.

2nd:- I do give and bequeath to my brother, William Freeborn, the sum of $20,000.00,and in case of his death prior to my own, leaving children, the said bequest to go to his child,or to his children, share and share alike.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1894

3rd:- I do give and bequeath to my sister, Eleanor Freeborn the sum of $10,000.00. This bequest however, to lapse in case of her death prior to my own.

4th:- I do give and bequeath to my sister, Mary. wife of B.Goodwin, the sum of $15,000.00, Any sums which are now charged, or which may be charged hereafter to her on my books,as debts due from her, must not be deducted from this bequest, as it is my intention to charge any amount apparently due from her to profits and loss account. In case of her death priof to my decease, this bequest shall lapse and become part of my estate.

5th:- I do give and bequeath to my nephew Albert P.Wade the sum of $10,000.00.

In case he should die prior to myself,this bequest shall go to his child, or to his chil--dren, share and share alike; but if he leaves no child or children, this bequest shall lapse and become part of my estate.

6th:- I do give and bequeath to my nephew, William P.Wade the sum of $10,000.00. In case of his death prior to my own,this bequest shall lapse and become a part of my estate.

7th:- I do give and bequeath to my godson James Livingston Freeborn, child of William and

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1894 E.L.Freeborn,the sum of $5000.00. In case of the death of both said James Livingston Freeborn and said Wilhelmina Freeborn, prior to my own death,these bequests shall lapse and become a portion of my estate. In case of the death of either said James Livingston Freeborn or said Wilhelmina Freeborn prior to my death,this be--quest of the deceased one shall go to the sur--vivor.

8th:- I do give and bequeath to my beloved wife, Eleanor S.Freeborn, all the rest and residue of my estate, real, personal and mixed, to have and to hold the same to her and to her heirs forever, and should said residuary estate not be of the clear net value of $250000.00,any deficit shall be taken from the legacies and bequests hereinabove made, each contributing such sum pro rata as may be necessary to give to my said wife property and money of the value of $250,000.00.

This bequest shall have preference over all other of my legacies and bequests,and if nec--essary,to their absolute exclusion.

I do not make any special provision for my children, Charles B.Freeborn, Adelaide Freeborn and Walter M.Freeborn, or any other children that may be born to me, knowing full well that

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1894 my wife will properly and affectionately provide for them.

9th:- All of said bequests and legacies shall be paid in gold coin of the United States.

Lastly:- I do nominate and appoint my said wife, and my brother, William Freeborn to be the executrix and executor of this, my last Will and testament, without bond or bonds upon qual--ifying as such,or in any other proceedings in the administration of my estate.

And I do further empower my said Executrix and Executor jointly to sell, mortgage,and otherwise dispose of all my real and personal estate, for such price or prices as may seem just and proper to them, without any order or orders of Court.

In Witness Whereof, I have to this, my last Will and testament, set my hand and seal,this 24th day of April, 1884.

Jas.Freeborn, (Seal)

Witnesses:-

Francis G.Newlands,

J.M.Allen.

The foregoing Will was, on the day it bears date, signed and sealed by the therein named testator, James Freeborn, in our presence,and he then and there published and declared the

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

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1894 same to us as his last Will and Testament, and we then and there, in his presence, and at his request, and in the presence of each other, signed our names thereto and hereto as subscrib-ing witnesses, and we further certify that at the time of the signing of said Will, the said testator was of sound mind.

And we further certify that said foregoing Willis written on six pages, and each of the first five thereof have been initialed by the testator, and the sixth thereof bears his signa-ture.

Francis C. Newlands.

J.M. Allen.

Codicil.

As it would be necessary for my brother Wil-liam Freeborn, named as co-executor with my wife, in my last Will, made April 24, 1884, to leave and be absent from his home and family during the administration of my estate, there-fore I, James Freeborn, do make this codicil to my last Will and nominate and app oint my wife, Eleanor S. Freeborn and Andrew T. Corbus, Executrix and Executor of my last Will.

I do further empower my said Executrix and Executor jointly to Mortgage and to sell all or any of my real and personal estate, for such price or prices as may seem just and proper to

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1894. them. No bond shall be required of my executrix or executor.

In Witness Whereof, I have hereunto set my hand, this 25th day of July, 1889.

James Freeborn.

Witnesses:-

J.M.Allen,

Benjamin W.Campion.

June 27. Petition of Andrew T.Corbus and Eleanor S.Free--born for probate of Will, etc, filed.

(Shows,)

That James Freeborn died on or about the 21st day of June, 1894, at Paris, France;

That said deceased, at the time of his death, was a resident of the City and County of S.F.Cal., and left estate therein, consisting of real and personal property;

That the value of said property exceeds the sum of $800,000.00;

That said deceased left a Will, bearing date the 24th day of April, 1884, with a codicil thereto, bearing date July 25, 1889; that said Will and codicil is in the possession of your petitioner, A.T.Corbus, and your petitioners believe and allege said Will to be the last Will and testament of said deceased, and the same

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1894 is herewith presented to said Superior Court

That your petitioners are named in said Will as Executor and Executrix, and both are over the age of 30 yrs. and reside at said City and Co. of S.F.;

That Willian Freeborn, residing at Tivoli, N.Y.
James L. Freeborn, " " " "
Wilhelmina Freeborn, " " " "
Eleanor Freeborn, residing at Sonoma, Cal.,
Mary Goodwin, " " " "
William P. Wade, " " " " and
Eleanor S. surviving wife of said deceased, and one of your petitioners, are the devisees named in said Will, and each and all are over the age of 21 years;

That Albert P. Wade, now deceased, was and is also named as a devisee;

That said deceased left surviving him, his wife and 3 children, the issue of the marriage with his said wife, named and aged as follows, to wit:
Charles B. Freeborn, aged 16 years
Adelaide Freeborn, " 13 " and
George F. Freeborn, " 9 "
and said surviving wife and said 3 children are the only heirs of said deceased, and said chil-
-dren reside with their said mother in said City

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1894

June 27.

" 28.

1894 and County of S.F.;

That the subscribing witnesses to said Will are James M.Allen and Benjamin Campion,of the City and County of S.F.;and F.G.Newlands,of the City of Carson, Nevada;

Wherefore,petitioners pray that said Will may be admitted to probate,and letters testa--mentary issued to your petitioners.

Dated June 27, 1894.

Eleanor S.Freeborn.

by T.Z.Blakeman, her atty.

A.T.Corbus.

June 27. Notice by Clerk,that Wednesday,the 11th day of July,1894,at 10 o'clock A.M.and the Court room of Dept.No.9, Probate, of said Court at the New City Hall,in the City and Co.of S.F.have been appointed as the time and place for proving the Will and codicil of said James Freeborn,Dec'd and for hearing the application of Andrew T. Corbus and Eleanor S.Freeborn,for the issuance to them of Letters Testamentary thereon, Filed.

" 28. Order that Wm.S.Barnes, Atty.at law,be,and he is hereby appointed Atty.to represent the dev--isees, legatees, heirs and creditors of said decedent, who are minors,and have no general

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1894 guardian in the City and Co.of S.F.,or who are non-residents of the State of California,and also all parties who are interested in said es--tate and are unrepresented,though they are neither such minors nor non-residents,in all proceedings in said matter whereof all parties interested in said estate are required to be notified.

The names of the parties for whom said atty. is appointed, so far as known, are Wm.Freeborn, James L.Freeborn, Wilhelmina Freeborn, all re--siding in Tivoli, N.Y., made,entered,and filed

(Min.Book 156,page 597.)

uly 11. Proof of publication of notice of probate of Will filed.

City and County of San Francisco, } SS

R.L.C.Barnes, of said City and County,being duly sworn, deposes that he is,and was at all the times hereinafter mentioned, a citizen of the U.S.over the age of 21 years,and competent to be a witness on the hearing of the matters mentioned in the annexed printed notice. That he has no interest in the estate mentioned therein. That he is,and was,during all the times embraced in the period of the publication herein mentioned,the principal clerk of the Printers and Publishers of the "Daily Evening Bulletin",

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

894 a newspaper published daily (Sundays and legal holidays excepted,) in said City and County, and has charge of all the advertisements in said newspaper, and that the notice of the time and place appointed for proving the will of James Freeborn, decd. of which notice the following is a printed copy, (printed copy of foregoing notice by Clerk, filed June 27, 1894 annexed,) has been published daily (Sundays and legal hol-idays excepted,) for 14 successive days, viz, June 27th, 28th, 29th, 30th, July 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 1894, in the above named news-paper, commencing Wednesday June 27, 1894, and ending Tuesday July 10, 1894, both days in-clusive.

(Not signed.

Subscribed and sworn to July 11, 1894

Before L.Meininger, N.P. (Seal)

ıly 11. Proof of mailing notices to heirs, etc, filed.

City and Co. of S.F. SS

Thomas F.Stack (being duly sworn, deposes that he is a citizen of the U.S. over the age of 21 years and not interested in the above entitled matter or estate; That on the 28th day of June, 1894, at the City and County of S.F. he deposited in the U.S. Post Office in said City and Co. a copy of the notice of the time and place ap-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

894 -pointed for the probate of the Will of said James Freeborn, decd. to wit, Eleanor S. Freeborn Charles B. Freeborn, Adelaide Freeborn, and George F. Freeborn, at their place of residence in the City and Co. of S.F.Cal., to wit, No. 1830 Jackson Street, S.F.Cal.

That the said copy of said notice for each of said heirs, was enclosed in a separate envel--ope, postage prepaid thereon, and one addressed to each of said heirs respectively, at their place of residence aforesaid; that No. 1830 Jackson St., S.F.Cal. is the place of residence of each and all said heirs, and was the place of residence of said deceased; that the follow--ing is a true and correct copy of said notice of the time and place appointed for the probate and is similar in all respects to the copy of said notice addressed and mailed to each of said heirs, to wit,

(Printed copy of foregoing notice by Clerk, filed June 27, 1894, annexed,)

(Signed) Thos. F. Stack.

Subscribed and sworn to July 11, 1894,

Before Geo. T. Knox, N.P. (Seal)

uly 11. Testimony on probate of will filed.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1894	
uly 11.	Certificate of proof of will filed.
" "	Order that the said Will be admitted to probate and that letters testamentary issue thereon to the said petitioners, Eleanor S. Freeborn and Andrew T. Corbus, without bonds. And it appearing to the Court that the said Eleanor S. Freeborn is temporarily absent from the State of Cali--fornia, it is Ordered that letters testamentary issue to said Andrew T. Corbus, without his giving bond, upon his taking the oath required by law, and that when said Eleanor S. Freeborn returns to the State of Cal. letters testamentary issue to said Eleanor S. Freeborn and Andrew T. Corbus jointly, made, entered and filed. (M.B. 158, pp 159.)
uly 11.	Recorded, last Will, proof and certificate of proof of will, in Book 15, pp. 159.
" "	Letters testamentary issued to Andrew T. Corbus, and recorded, and duplicate letters, with oath of Executor, filed.
" "	Order that notice to the creditors of said de--cedent, pursuant to Section 1490 C.C.P. be pub--lished once a week for 4 weeks, made, entered

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

.894 and filed. (Min.Book 158, page 562.)

ıly 11. Order appointing Robert J.Mercher, Philip S.Fay and J.D.Fry, appraisers to appraise the estate of said deceased, made, entered and filed. (Min.Book 158, page 563.

" 19. Petition of Eleanor S.Freeborn for family allow-ance, filed.

(Shows,)

That petitioner is the surviving wife of said James Freeborn, decd., and has the care and custody of the children of said deceased and herself, that said deceased used about $2500.00 per month during the last years of his life for family and personal expenses,

Wherefore petitioner prays that a reasonable allowance be made to her for the support of the family of said deceased, and that the executor of the last will of said deceased be directed to pay the same.

Eleanor S.Freeborn, petr.

B.T.Z.Blakeman, her atty.

uly 19. Order that the sum of $2000.00 per month be ap-propriated out of said estate for the support of said family of said deceased, until the Inven

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

894 -tory be returned, and the executor and executrix of the last Will of said deceased are hereby ordered to pay the same monthly on the 1st of each and every month to said Eleanor S.Freeborn widow of said deceased, made, entered and filed (Min.Book 162, page 205.)

str.6. Inventory and appraisement, with oath and cer--tificate of appraisers and oath of executor, filed.

Real Estate.

Situate in the City and Co.of S.F.Cal.described as follows, (describes the same,)

Real estate situate in Sonoma County, Cal. "Those certain lots, pieces or parcels of land situated in the City and County of Sonoma, Cal , and bounded and described as follows, to wit:-

Being known and designated on the official map or plat of said City of Sonoma as Out Lot No.512, containing 19 acres, a little more or less; and also that certain strip of land situ--ated in said Sonoma City, known and designated on said official map as that piece of land in the City of Sonoma extending between Lots No. 501 and No.512, and described thus, to wit,

The Southern half or moiety of said street, between said Lots, being 333 yards in length, by 1[illegible]

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

894 by 18 1/3 yards in width, and containing an area of 2 roods and 39 perches, a little more or less. Said official map or plat of the said City of Sonoma being now on filedin the office of the County Recorder of said Sonoma County, Appraised at $5000.00.

(And other property.)

Personal property, cash in bank, $6851.01.

Shares of capital stock and bonds in various corporations and companies and household furni--ture, etc,

Total appraised value of estate,$949,909.26.

The estate mentioned in the foregoing inven--tory is the separate property of the said de--ceased.

Dated Oct.6, 1894.

Robert J.Mercher, Appraiser.
J.D.Fry, "
Philip S.Fay, "

obr.21. Certified copy of assignment by Mary J.Goodwin to Lucia R.Wheeler,of all interest in and to the legacy of $15,000.00 to said Mary J.Goodwin,by the Will of said James Freeborn, decd. Filed.

" Notice of foregoing assignment filed.

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rch 11. Substitution of Walter H.Levy,as atty.for absent

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

395		heirs, etc, in place and stead of Wm.S.Barnes, filed
il 10.		Petition of A.T.Corbus, Executor, etc, for order of sale of personal property at private sale, sufficient to pay legacies, etc, amounting to $60,000.00, filed.
	"	Order appointing Tuesday, the 16th day of April, 1895, at 10 o'clock A.M. for hearing foregoing petition for sale of personal property, and that notice thereof be given by posting at least 5 days before said day of hearing in 3 of the most public places in the City and County of S.F., made, entered and filed. (Min.Book 169, page 659.)
"	16	Proof of posting on application for sale of personal property, filed.
"	"	Order authorizing sale of personal property suf-ficient to raise the sum of $60,000.00 to pay legacies and expenses of administration, made entered and filed. (Min.Book 174, page 312.)
"	"	Executors exhibit for information of the Court, Filed.
		(Shows)

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1895 Total cash receipt to be $43,328.51

" " disbursements, $19,392.88.

Balance on hand, $23,935.63.

Total claims presented and allowed,

Miss E.Freeborn, Sonoma, 325.00.

Foregoing exhibit, verified by A.T.Corbus,Execr. April 16, 1895, before J.V.Coffey, Judge.

ril 19. Receipt of notice of substitution of atty.for absent heirs,etc, filed.

lay 14. Proof of publication of notice to creditors, filed.

(Title of Court and Proceedings.)

City and County of S.F. SS

R.L.C.Barnes, of said City and County,being duly swoonn, deposes, that he is now,and at all the times hereinafter mentioned he was a citi-zen of the U.S.over the age of 21 years,and competent to be a witness on the hearing of the matters mentioned in the annexed notice; that he has no interest in the estate mentioned therein. That he is,and was during all the time embraced in the period of the publication herein mentioned,the principal clerk of the printers and publishers of the "Daily Evening Bulletin", a newspaper printed and published daily (Sundays and legal holidays excepted,) in

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1895 said City and County, and has charge of all the advertisements in said newspaper, and that the notice to creditors in the matter of the estate of James Freeborn, decd. of which notice the following is a printed copy,(notice by executor and executrix to the creditors of,and to all persons having claims against said deceased,to exhibit them,within 10 months after first pub--lication of this notice,to the executor and executrix at room No.25, 7th floor of "Mills Building", City and County of S.F.Cal.annexed,) has been published once a week for 4 successive weeks, viz, on Thursdays, July 12th, 19th and 26th, And August 2 and 9th, 1894, in the above named newspaper.

R.L.C.Barnes.

Subscribed and sworn to, August 10, 1894,

Before L.Meininger, N.P.

(Notarial Seal.)

May 14. Decree establishing due and legal notice to creditors, made, entered and filed.
(Min.Book 176, page 203.)

" " Final Account of Executor, and Petition for Final Distribution of estate filed.
Shows,

1895 Total cash receipts to May 13, 1895, $118,541.01

Real estate, as per appraisement, $518,712.50

Personal property, per " $431,169.76

$949,909.26

Less cash on hand, 6,851.01

Total property & receipts, $1,061,599.26

Total disbursements, to May 13, 1885, 29,228.42

Property on hand,

Real estate, appraised value, $518,712.50.

Personal property, $365,620.75.

Cash on hand, $ 89,312.59.

$973,645.84

Appraised value, $949,909.26.

Increase above expenditures, 23,736.58.

and

"A.T. Corbus, your Executor, represents to the Court that Eleanor S. Freeborn, the surviving wife of said deceased, who was named in said Will of said deceased as Executrix, together with himself as Executor, has never qualified as Executrix, but has, for the most of the time since said Will was admitted to probate, been without the State of California;

That said Executor, on July 12, 1894, first published notice to creditors, to present their claims, that a decree of Court establishing due notice to creditors, has been duly made and entered; that only one claim has been presented

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1895. and that has been allowed and paid, to wit,
Claim of Eleanor Freeborn, $325.00.

That all taxes, City, County and State, on the real and personal estate, have been paid; that the estate is now ready for distribution, and the said Executor petitions the Court to settle and allow his final account, and to dis--tribute the residue of the estate in his hands to those entitled thereto, according to the provisions of the last Will of said deceased,

A.T.Corbus, Executor of the
last Will of James Freeborn, Decd

The Account annexed to the foregoing petition verified by said Executor, May 14, 1895,

Before Geo.T.Knox, N.P. (Seal)

May 14. Order that Monday, the 27th day of May, 1895, at 10 o'clock A.M. be, and the same is hereby ap--pointed for the hearing and settlement of the first and final account of A.T.Corbus, the Ex--ecutor of the last Will of James Freeborn, decd, and for the hearing of the petition of said Executor for the distribution of the residue of the estate of said deceased, and that the Clerk give notice thereon, by causing notices to be posted in at least three public places in this City and County, at least ten days before said

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1895 day of settlement, and distribution, made, en--tered and filed, (Min.Book 176,page 203.)

ay 14. Clerk ordered that Monday,the 27th day of May, 1895,at 10 o'clock A.M. and the Court room of Dept.No.9, of this Court, in the New City Hall, in the City and County of San Francisco,and fixed as the time and place for the hearing and settlement of the final accounts of A.T.Corbus, the Executor of the last Will of James Freeborn deceased, and for the hearing of the petition of said Executor for the distribution of the residue of the Estate of said deceased, and notice of at least 10 days is to be given thereof, by notices posted in three public places in said City and County, made, entered and filed. (Min.Book 176, page 203.)

" " Executor's Return and Account of Sales of per--sonal property,to wit,600 shares of the Capi--tal Stock of the Spring Valley Water Works, for $58,875.00, filed.

" " Order appointing Monday,the 20th day of May,1895 at ten o'clock A.M.for the hearing on Executor's said return of sale of personal property,and that notice of the hearing be given by the Clerk by posting notices thereof in three public

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

895 places insaid City and County, at least five days before said day of hearing, made, entered and filed. (Min.Book 176, page 207.)

y 20. Proof of posting om return of sale of personal property, filed.

" Order confirming sale of personal property, viz, 600 shares of Capital Stock of Spring Valley Water Works, made, entered and filed. (Min.Book 172, page 730.)

" 27. Supplemental Account of Executor, showing re--ceipts and disbursements since filing his final account, filed.

Shows,

Total receipts,	$ 90,687.59.
Total disbursements	$ 12,523.40.
Balance cash on hand,	$ 78,164.19.

Verified by Executor, May 27, 1895,

Before F.B.Houghton, Dep.County Clerk.

" " Proof of posting on application for settlement of final accounts and final distribution of estate, filed.

City and Co.of S.F. SS

Thomas Finegan, being duly sworn, deposes

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1895 that he is a citizen of the United States, and a resident of said City and County over the age of 21 years, and was, at the time of posting the above notice. That he is not interested in the matter of the above proceeding, and is, in no way, disqualified from testifying thereto. That on the 15th day of May, 1895, he posted three notices, of which the above is a true copy, (notice by clerk that Monday, the 27th day of May 1895, at ten o'clock A.M., and the Court room of Department No.9 Probate, thereof, at the New City Hall, in the City and County of San Francisco, has been fixed by the Clerk, and by said Court, as the time and place for the hearing and set--tlement of the final accounts of A.T. Corbus, the Executor of the last Will of said James Freeborn, deceased, and for the hearing of the petition of said Executor, praying for the final distribution of the residue of the estate of said James Freeborn, deceased annexed,) in three different public places in the City and County of San Francisco, one of which was at the place at which the Court is held, one at the old City Hall, and one at the United States Court Building, in said City and County.

Thomas Finegan.

Subscribed and sworn to, May 15, 1895,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

.895	Before M.H.Barry, Dep.County Clerk.
ay 27,	Decree settling final account of Executor,made entered and filed. (Min.Book 174, page 459.)
" "	Decree of Final Distribution of Estate, made, entered and filed. (Min.Book 174,page 460.) (See Certified Copy, Recorded in Liber 3 of Decrees of Distribution, page 93, Sonoma County Records; on page /// of this Abstract.)

In the Superior Court of the City and County of San ncisco, State of California

the Matter of the Estate of ies Freeborn, Deceased.

DECREE OF DISTRIBUTION.

ed May 27,1895.

A.T.Corbus, the Executor of the last Will of James eeborn, having made and filed his final account, accom- anied by his petition for the settlement of said final count, and for the final distribution of said estate; d a day having been duly appointed for the settlement of id account and hearing of said petition for final dis- ribution, and legal notice having been given of the time pointed for the settlement of said final account and aring of said petition for distribution; and the matter said peiition for distribution coming on regularly r hearing this day; the said Executor appearing in rson and by his attorney T.Z.Blakeman, Esq., and the nor and absent heirs and interested and unrepresented rsons appearing by W.H.Levy, Esq., heretofore appointed the Court; and the Court, having heard proofs and idence produced; and it appearing to the Court that eanor S.Freeborn, named in the last Will of said deceas- d as Executrix, with said A.T.Corbus as Executor, and also

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

ied in the order directing letters testamentary to issue
never qualified as such Executrix, but that A.T. Corbus
y qualified as such Executor, and has since been, and is
sole Executor of the last Will of said deceased, and
so acted, with the knowledge and consent of said Elea-
r S. Freeborn; and the order of the Court settling the
d final account, having been made and entered; and it
earing to the Court that the balance of the said es-
te in the hands of the said Executor, consists of the
of $78,164.19, and all the personal property, other
n cash, described in the Inventory, except 600 shares
the Capital Stock of the Spring Valley Water Works, and
the real estate described in the Inventory;

And it further appearing to the Court that said estate
in condition and ready for final distribution;

And the Court being fully advised in the premises,

It is by the Court, Ordered, Adjudged and Decreed that
of has been made to the satisfaction of the Court that
and legal notice of the filing of said final account
of the day appointed for the settlement thereof, and
the filing of the petition for final distribution, and
the time appointed for the hearing thereof, has been
ven, as required by the provisions of Chapter 10, Part 3,
tle 9, of the Code of Civil Proceedure of the State of
lifornia.

That the following named sums of money be, and hereby
e distributed to the legatees named in the last Will of

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

d deceased,

To William Freeborn, $20,000.00.

To the Executor or Administrator of the Estate of
eanor Freeborn, deceased, $10,000.00.

To Mary Goodwin, $15.000.00.

To William F.Wade, $10,000.00.

To Stella Wade and Albert F.Wade, only children of
bert P.Wade, deceased, $5,000.00 each;

To James Livingston Freeborn, $7,500.00;

To Wilhelmina Freeborn, $5,000.00;

That all the rest and residue of said estate, real, per-
onal and mixed, be, and hereby is distributed to Eleanor
Freeborn, the surviving wife of said deceased James
eeborn.

That the real and personal property hereby distributed
said Eleanor S.Freeborn, is described as follows, to
t:-

REAL ESTATE.

Parcel 9. Those certain lots, pieces or parcels of
nd situate, lying and being in the City and County of
noma, State of California, and bounded and particularly
scribed as follows, to wit:-

Being known, and designated on the official map or plat of
aid City of Sonoma as Out Lot No.512, containing 19 acres
little more or less, and

Also that certain strip of land situated in said
noma City, known and designated on said official map as

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

at piece of land in the City of Sonoma, extending between
s No.501 and No.512, and described thus, to wit:-
The Southern half or moiety of said Street between said
s being 333 yards in length by 18 1/3 yards in width,
containing an area of 2 roods and 39 perches, a lit-
le more or less, said official Map or Plat of the said
y of Sonoma being now on file in the Office of the
nty Recorder of said Sonoma County.
(And other property, in other Counties.)

Personal Property.

(Enumerates certain interest in bonds, cash, etc.)
Further Ordered, Adjudged and Decreed that all other
operty, of whatsoever kind or nature, of which the said
mes Freeborn died seized or possessed, or in anywise
titled to, be, and the same is hereby distributed to
id Eleanor S.Freeborn.
Further ordered that the legacies aforesaid be paid in
ld coin; that the amounts distributed to William F.Wade
ella Wade, Albert F.Wade, James Livingston Freeborn, and
lhelmina Freeborn, are subject to the tax on collateral
heritances, and bequest, of five per cent, and said tax
st be paid by the said Executor, and deducted from the
spective sums heretofore distributed to said William F.
ade, Stella and Albert F.Wade, James Livingston Freeborn
d Wilhelmina Freeborn.
Further Ordered that Walter H.Levy, Esq. the Attorney ap-
pointed by the Court to represent the absent heirs and

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

;atees, Wm.Freeborn, James Livingston Freeborn and
.helmina Freeborn, be, and hereby is allowed a fee of
50.00, and that the same be paid out of the legacies
reinbefore distributed to said Wm., James L. and Wilhel
ina Freeborn, pro rata.
y 27th, 1895.

J.V.Coffey,

Judge .

dorsed:- Filed May 27, 1895,

C.F.Curry, Clerk,

by F.B.Houghton, Deputy Clerk.

Certified to be a true copy, June 24, 1895, by C.F.
rry, County Clerk &c, of the City and County of San
ancisco, by V.F.Northrop, Deputy Clerk.

corded June 25, 1895

Liber 3 of Decrees of Distribution, page 93.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

eanor S.Freeborn,

widow,

TO

F. Wade.

DEED.

ted May 10,1895.

Cons:-$4500.00.

Does grant, bargain and sell, convey and confirm unto e said party of the second part and to his heirs and signs forever, all those certain lots, pieces or parcels land situate, lying and being in the City and County of noma, State of California, and bounded and particularly scribed as follows, to wit:-

Being known and designated on the official map or plat said City of Sonoma, as Out Lot No.512, containing 19 res, a little more or less, and also that certain strip land situated in said Sonoma City, known and designated said official map as that piece of land in the City of noma, extending between Lots No.501 and No.512, and de- cribed thus, to wit, The Southern half or moiety of said reet between said lots, being 333 yards in length and 1/3 yards in width, and containing an area of 2 roods d 39 perches, a little more or less, said official map plat of the said City of Sonoma being now on file in e office of the County Recorder of said Sonoma County.

(Signed) Eleanor S.Freeborn,(Seal)

itnesses:-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

nesses:-

J.C.Kane,

Clyde Shropshire.

knowledged May 10,1895

Before Clyde Shropshire, American Vice Consul

Paris, France.

corded July 25,1895

Liber 161 of Deeds, page 256.

State and County Taxes.

1887
-to- } Paid.
1895.

1896, Assessed to W.F.Wade. First installment now delinquent. 2nd installment now due and payable

Nothing further.

nta Rosa, this 22nd day of January, 1897, at 5 o'clk, P.M.

The Sonoma County Abstract Bureau.

by J.W.Ragsdale
per. Secretary.

Arthur L. Harris
Searcher.

Continuation
of the
Preceding Abstract of Title
subsequent to

January 22, 1897,
at 5 o'clock, P. M.

SONOMA COUNTY
SANTA ROSA, CAL.
ABSTRACT BUREAU.

William F. Wade and
Ella C. Wade, his wife,
— TO —
Lucie de B. Walliser.

MORTGAGE.

Dated February 12, 1897.

To secure the payment of $600.00.

Mortgage all that certain lot, piece or parcel of land situated in the Township of Sonoma, County of Sonoma, State of California, and described as follows, viz:-

Being known and designated on the official map or plat of the Ex-City of Sonoma, as Out Lot Number 512, containing 19 acres, a little more or less; And also that certain strip of land, adjoining said Out lot, and extending between Out Lots No. 501 and 512, and described thus, - The Southern half of moiety of said street between said lots, being 333 yards in length, and 18 1/3 yards in width, containing 2 roods and 39 perches, a little more or less. Said official map or plat being now on file in the office of the County Recorder of said Sonoma County.

Also the Northern moeity or half of said street between said Lots 501 and 512, containing an area of 2 roods and 39 perches, more or less.

Recorded February 23, 1897,

Liber 112 of Mortgages, page 453.

For Release, see following page.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Lucie de B. Walliser,

—TO—

William F. Wade and

Ella C. Wade, his wife.

RELEASE.

Dated March 11, 1898.

Know All Men by these Presents, that the Mortgage dated February 12, 1897, made by William F. Wade and Ella C. Wade, his wife, of Sonoma Township, Sonoma County, State of California, the parties of the first part, to Lucie de B. Walliser, of the same place, the party of the second part, and recorded in the office of the County Recorder of the said County of Sonoma, State of California, in Book 112 of Mortgages, at page 453, on the 23rd day of February, 1897, together with the debt thereby secured, is fully paid, satisfied and discharged.

(Signed) Lucie de B.Walliser, (Seal)

Acknowledged March 11, 1898,

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded March 12, 1898,

Liber U of Releases, page 299.

W. F. Wade.
—TO—
Elizabeth J. Marti.

FOR RELEASE OF THIS MORTGAGE
SEE PAGE 221 OF THIS ABSTRACT.

MORTGAGE.

Dated March 11, 1898.

To secure the payment of a certain promissory note, of even date herewith, for the sum of $1500.00, payable one year after date, with interest thereon at the rate of 8% per annum, Interest payable annually, and if not so paid, to be compounded.

Mortgages all that certain lot, piece or parcel of land situated in the Township of Sonoma, County of Sonoma, State of California, and described as follows, viz:-

Being known and designated on the official map or plat of said City of Sonoma, as Out Lot Number 512, containing 19 acres, a little more or less.

And also that certain strip of land situated in said Sonoma City, known and designated on said official map as that piece of land in the City of Sonoma, extending between Lots Numbers 501 and 512, and described thus, to wit, The Southern half or moiety of said street between said lots, being 333 yards in length, by 18 1/3 yards in width, and containing an area of 2 roods and 39 perches, a little more or less. Said official map or plat of the said City of Sonoma being now on file in the Office of the County Recorder of said Sonoma County.

(Signed) W. F. Wade, (Seal)

Witness:-
Robert A. Poppe.

Acknowledged March 11, 1898.

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded March 12, 1898,

Liber 117 of Mortgages, page 5.

William F. Wade.

—TO—

Rachel J. Snyder.

DEED.

Dated March 22, 1898.

Cons:-$300.00.

Does grant, bargain and sell, convey and confirm unto the said party of the second part, and to her heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the Township of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Being known and designated on the official map or plat of the Ex-City of Sonoma, as Out Lot Number 512, containing 19 acres a little more or less.

And also that certain strip of land, adjoining said Out Lot, and extending between Out Lots Numbers 501 and 512, and described thus, - The Southern half or moiety of said street between said lots, being 333 yards in length, and 18 1/3 yards in width, containing 2 roods and 39 perches, a little more or less.

Said official map or plat being now on file in the office of the County Recorder of said Sonoma County.

Also the Northern moiety or half of said street between said Lots Numbers 501 and 512, containing an area of 2 roods and 39 perches, more or less.

This Deed is intended as a Mortgage, to secure payment to said party of the second part, of the sum of $300.00 in U. S. Gold Coin, six months after date, with interest at the rate of 1% per month, from date until paid.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

(Signed) William F. Wade, (Seal)

Witness:-

Robert A. Poppe.

Acknowledged March 22, 1898.

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded March 26, 1898.

Liber 179 of Deeds, page 256.

In the Superior Court of the County of Sonoma,
State of California.

In the Matter of the Estate of Ella Caroline Wade, Deceased.	Register 5, page 238. Case No.2990.

Probate Proceedings.

1899

March 4. Petition for letters of administration, with the Will annexed, - Filed.

The Petition of Jennette A. Goess, a sister of deceased, recites,

That Ella Caroline Wade died, March 21, 1898, in the County of Napa, State of California, leaving estate consisting of a one fourth interest in certain real and personal property in the City and County of San Francisco, and the County of Sonoma, belonging to the estate of decedent's father and mother, now in probate:

That the next of kin now living, are petitioner, Jennette A. Goess, sister, aged 48 years, Sonoma City; Walter T. Robinson, aged 41 years: San Francisco: and Charles H. Robinson, aged 37 years, San Francisco, brothers.

&c &c

May 31. Order admitting Will to probate, and appointing Jennette A. Goess, Administratrix, and that letters issue, upon her filing a bond in the sum of $700.00,

Filed and Entered, Mins.26, page 449.

July 23. Bond approved and filed.

(Nothing further.)

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

In the Superior Court of the County of Sonoma.
State of California.

In the Matter of the Estate of William F. Wade, Deceased	Register 5, page 112. Case No.2865.

PROBATE PROCEEDINGS.

1898

April 20. Will filed.

(Copy.)

"In the Name of God, Amen.

I, William F. Wade, of the City and County of San Francisco, State of California, of the age of fifty-one years, and being of sound and disposing mind and memory, and not acting under duress, menace, fraud, or undue influence of any person whatever, do make, publish and declare this my last Will and Testament, in the manner following, that is to say.

Firstly:- I give, bequeath and devise to my nephew, A. F Wade, of the City and County of San Francisco, State of California, the undivided one half interest in and to all my property, real, personal and mixed, of whatsoever nature and kind, and wheresoever situated, which I now have and hold, or which I may hereafter have and hold.

Secondly:- I give, bequeath and devise to my niece, Stella Wade, of the City and County of San Francisco, State of California, the remaining undivided one half interest in and to all my property,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898

real, personal and mixed, of whatsoever nature and kind, and wheresoever situated, which I now have and hold, or which I may hereafter have and hold.

Said A. F. Wade and said Stella Wade to have and to hold said respective one half share of my said estate, absolutely, and in fee simple.

Lastly:- I hereby nominate and appoint Robert Poppe, of the City of Sonoma, County of Sonoma, State of California, the Executor of this, my last Will and Testament, and I hereby direct that my said Executor be not required to give bond, and hereby revoke all former Wills by me made.

In Witness Whereof, I have hereunto set my hand and seal, this Ninth day of April, in the year of our Lord, one thousand eight hundred and ninety-eight.

W. F. Wade,(Seal)

The foregoing instrument, consisting of one page besides this, was, at the date hereof, by the said W. F. Wade, signed and sealed and published as,and declared to be his last Will and Testament, in presence of us, who, athis request, and in his presence and in the presence of each other, have subscribed our names as witnesses thereto.

Othello C. Pratt,
Residing at San Francisco, Cal.

Walter T. Robinson,
Residing at San Francisco, Cal."

April 20. Petition for Probate of Will, - Filed.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898

(Title of Court and Cause.)

The Petition of Robert A. Poppe, of Sonoma, in the County of Sonoma, State of California, respectfully shows:

That William F. Wade died on or about the 11th day of April, 1898, at the City and County of San Francisco, State of California;

That said deceased, at the time of his death, was a resident of the County of Sonoma, in the State of California, and left estate therein, consisting of real and personal property:

That the probable value and character of the said property are as follows, to wit:-

Real estate:-

Out Lot No.512, in the former Pueblo or Ex-City of Sonoma, in the County of Sonoma, State of California, containing 19 acres, a little more or less.

Also the Southern half or moiety of the certain narrow strip of land, formerly a street, lying, being and extending between said Lot No.512, and Lot No. 501. The said land, together with the buildings and improvements thereon, was occupied by the deceased, during his lifetime, the said land being used as an orchard and vineyard, and is of the value of $3000: the rental value thereof is $300.00 per annum.

Personal property, consisting of furniture, household effects and farming utensils, of the value of $1000.00:

The said deceased was a widower, and all of the said property was his separate estate:

That the total estate of said deceased does not

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898

exceed in value the sum of $3,100.00:

That said deceased left a Will, bearing date the 9th day of April, 1898, in the possession of Albert F. Wade, his nephew, which your petitioner believes, and therefore alleges, to be the last Will and Testament of said deceased,and which is herewith presented to said Superior Court:

That Robert A. Poppe, of the City of Sonoma,in the County and State aforesaid, is named in said Will as Executor thereof, and consents to act as such, and A. F. Wade, aged about 30 years, residing at San Francisco California, and Stella Wade,aged about 21 years, also residing at San Francisco,the nephew and niece of said deceased,respectively,are named therein as devisees:

That the subscribing witnesses to said Will are Othello C. Pratt, residing in the City and County of San Francisco, and Walter T. Robinson, residing in the City and County of San Francisco:

That the next of kin of said testator, whom your petitioner is advised and believes, and therefore alleges to be the heirs at law of said testator,and the names, ages and residences of said heirs,are said A. F. Wade, aged about 30 years, residing at San Francisco, California, nephew of said deceased, and Stella Wade, aged about 21 years, residing in the City and County of San Francisco, niece of said deceased:

That at the time said Will was executed, to wit, on the said 9th day of April, 1898, the said testator was over the age of 18 years, to wit, of the

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898 age of 51 years, or thereabouts, and was of sound and disposing mind, and not acting under duress, menace, fraud, or undue influence, and was, in every respect competent, by last Will, to dispose of all his estate:

That said Will is in writing, signed by the said testator, and attested by said subscribing witnesses, at the request of said testator, subscribing their names to the said Will, in the presence of the said testator, and in the presence of each other, and that, as your petitioner is advised, and therefore alleges, said witnesses, at the time of attesting the execution of said Will, were, and are now competent:

Wherefore, your petitioner prays, that the said Will may be admitted to probate, and that letters testamentary be issued to your petitioner, and that, for that purpose, a time for proving said Will will be appointed, and that all persons interested, be notified and directed to appear, at the time appointed for proving the same, and that all other necessary and proper orders may be made in the premises.

And your petitioner will ever pray, etc.

Dated April 18th, 1898.

Robert A. Poppe.

April 20. Notice of time and place set for proving Will, Filed.

(May 9, 1898.)

May 5. Petition of A. F. Wade, for letters of administration Filed.

(Title of Court and Cause.)

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898

The Petition of A. F. Wade, a resident of the City and County of San Francisco, State of California respectfully shows:

I.

That W. F. Wade died,on or about the 11th day of April, 1898, at the City and County of San Francisco, State of California;

II.

That said deceased, at the time of his death,was a resident of the City of Sonoma, County of Sonoma, State of California.

III.

That said deceased left a last Will and testament which has heretofore been presented to this Court for probate by the executor, Robert A.Poppe, mentioned in said Will;

IV.

That said executor, Robert A. Poppe,renounces his right to letters testamentary.

V.

That said petitioner is interested in the estate of said decedent, being a legatee and heir at law of said decedent;

VI.

That the names, ages and residences of the heirs of said decedent, so far as known to your petitioner, are as follows, viz:-

A. F. Wade, your petitioner, the nephew of decedent, aged 27 years, residence, San Francisco,California: Stella Wade, niece of said deceased, aged 24 years, residence San Francisco, California.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898

VII.

That said A. F. Wade and Stella Wade are the devisees and legatees of said decedent, so far as known to your petitioner :

VIII.

That said decedent left personal property,of the probable value of $1000.00, and the following described real estate, to wit:-

Out Lot No.512, in the former Pueblo of Sonoma, in the County of Sonoma, State of California;also the South half of the street betw. Lots 501 and 512.

That said real estate is of the probable value of $3000.00:

That all of said property is situated in the City of Sonoma, County of Sonoma, in this State,and is the separate property of decedent;

IX.

That said Executor, Robert A. Poppe, has requested in writing, that petitioner be appointed in his stead, as Administrator, with the Will annexed, of said estate, which said request is annexed hereto, and made a part hereof:

Wherefore, petitioner prays, that letters of administration of said estate be issued to your petitioner.

A. F. Wade, Petitioner.

D. C. Pratt, Attorney for petitioner.

The undersigned respectfully shows to this Court, that he is the executor named and appointed,under the last Will and Testament of W. F. Wade,deceased.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898 and, as such, is entitled to administration upon the estate of said deceased:

That your petitioner does not desire to undertake the administration of said estate, but requests that A. F. Wade, whose petition for letters is presented and filed herewith, may be appointed Administrator of said estate, in his stead:

Robert A. Poppe.

May 5. Notice of time and place for proving Will, Filed.

(Title of Court and Cause.)

Notice is hereby given that Monday, the 23rd day of May, A.D.1898, at 10 A.M. of said day, and the Court room of said Superior Court, in Department One thereof, in the City of Santa Rosa, County of Sonoma, State of California, is hereby appointed as the time and place for proving the Will of said W.F Wade, deceased, and for the hearing, by the Court, of the application of A. F. Wade, for the issuance to __ of letters of administration, with the Will annexed, thereon.

Dated May 5th, A.D.1898.

Somers B. Fulton, Clerk,

(Seal) By R. L. Thompson, Deputy Clerk.

O. C. Pratt, Esq., Attorney for petitioner.

" " Notices posted, proof made and filed.

"State of California, }
County of Sonoma. } SS

R. L. Thompson, Deputy County Clerk of the County aforesaid, being duly sworn, says, that on the 5th

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898 day of May, A.D.1898, he posted three notices, of which the within is a true copy, in three different public places in the County of Sonoma, one of which is at the Court House door, one at the S. E. corner of Fourth Street and Hinton Avenue, and one at the S. W. corner of Fourth Street and Exchange Avenue, in the City of Santa Rosa.

R. L. Thompson.

Subscribed and sworn to, before me, this 5th day of May, 1898.

Somers B. Fulton, Clerk,
by M. G. Hall, Deputy Clerk,"

Upon the reverse side of the foregoing affidavit is a written and printed notice by the Clerk.of the filing of the petition of A. F. Wade,for letters of administration,and the time set for hearing the same to wit, May 23rd, 1898.

May 9. Order continuing hearing to May 16, 1898, made,
Entered,Mins.25, page 598.

" 16. No entry.

" 23. Proof of publication of notice of probate of Will.
Filed.

"State of California, } SS
County of Sonoma. }

Ed. C. Soules, of said County, being duly sworn, says, that he is principal clerk of the printer of the Daily Republican, a newspaper of general circu-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898 lation, published daily in said County, and has knowledge and charge of all advertisements appearing in said newspaper. That the notice, of which the annexed is a printed copy, was published in the regular and entire issue of every number of the paper during the period and times of publication, to wit, for 13 consecutive days, commencing on the 9th day of May, 1898, and was published therein on the following dates, viz, May 9th, 10th, 11th, 12th, 13th, 14th, 16th, 17th, 18th 19th, 20th, 21st.

That the advertisement was published in the newspaper proper, and not in a supplement.

Ed. C. Soules.

Subscribed and sworn to before me,
the 23 day of May, 1898.

Somers B. Fulton, Co.Clerk,
By M. G. Hall, Dep. Clerk."

Attached to said affidavit is a written and printed notice, same as filed herein on May 5, 1898, and heretofore set forth.

May 23. Order continuing hearing to May 31, 1898, made.
Entered Mins.25, page 628.

" 31. Order continuing hearing to June 6, 1898, made.
Entered Mins.25, page 651.

June 1. Consent of Robert A. Poppe, to appointment of Albert F. Wade, as Administrator, with the Will annexed.
Filed.

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June 6. Waiver of service of notice of the hearing of petition for probate of Will, and consent to sale of personal property at private sale, and without notice, by Stella A. Wade, - Filed.

" " Testimony on probate of Will, reduced to writing and Filed.

" " Order admitting Will to probate,

Filed and Entered, Mins.25, page 669.

(Title of Court and Cause.)

The Petition of A. F. Wade, heretofore filed in the above entitled matter, praying for the admission to probate, of a certain document filed herein,purporting to be the last Will and Testament of W. F. Wade, deceased, to be appointed Administrator of the said last Will and testament of said deceased, and that letters of administration thereon be granted to said petitioner, this day regularly coming on to be heard, and due proof being made. that notice has been duly given, of the time appointed for proving said Will, and for hearing said petition, according to law, to all parties interested: and, after examining the said petitioner and O C. Pratt, the subscribing witnesses to said Will, and it appearing that said document is the last Will and testament of said W. F. Wade, deceased, that it was executed, in all particulars, as required by law, and that the said testator, at the time of the execution of the same, was of sound and disposing mind,and not

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898 acting under undue influence, menace, fraud, or duress, and that said testator died, on or about the ___ day of ___, 189__, and was a resident of the County of Sonoma, in the State of California, at the time of his death, and that he left estate, of the value and character as follows, to wit:-

Personal estate, of the value of ____ dollars: Real estate, of the value of ___ dollars, and the annual rents, issues and profits, of the value of ___ dollars,

It is ordered, that the said document, heretofore filed, purporting to be the last Will and testament of said W. F. Wade, deceased, be admitted to probate as the last Will and testament of said deceased: that said A. F. Wade be, and he is hereby appointed administrator, and that letters of administration thereon, issue to said petitioner, upon taking the oath, as required by law.

S. K. Dougherty,
Judge of the Superiof Court.

Dated June 6th, A.D.1898.

June 6. Certificate of proof of will, with will, filed and recorded.

" 10. Bond of A. F. Wade, as Administrator, in the sum of $ approved and filed.

" " Letters of Administration, with the Will annexed, issued to A. F. Wade, and, with oath of administrator attached. - Filed and Recorded, Book 1 of Letters,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1898	page 46.
June 10.	Order appointing A. R. Simmons, Henry Weyl, and M.J. Haraszthy, Appraisers, Filed and Entered, Mins.25, page 686.
" "	Order that notice to creditors be published once a week, for four successive weeks, in the Sonoma News, a newspaper of general circulation, published in this County, Filed (Not entered, nor signed by the Judge.)
" "	Petition for an order of sale of personal property, Filed.
" "	Order of sale of personal property, Filed and Entered, Mins.25, page 686.
July 5.	Claims, amounting to $290.00, allowed, approved, and filed.
" 20.	Claims amounting to $10.65, allowed, approved & filed.
" 25.	Petition for sale of real estate, - Filed.
" "	Order to show cause, Filed & Entered. Sets Monday, August 29, 1898, at 10 A.M. &c.
August 4.	Claims, amounting to $1800.00 and interest, allowed, approved and filed.
" 29.	Claim of $6.90, allowed, approved and filed.

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August 29. Affidavit of publication of order to show cause, Filed.

" " Order for sale of real estate,
Filed and Entered, Mins.26, page 7 .

" " Bond of Administrator,on sale of real estate,approved and filed and recorded.

Septbr.14. Proof of posting of notice, and memorandum by Clerk fixing time &c,on order of sale of real estate, Filed.

" " Claim of $220.00 filed. (Not approved, - rejected.)

1899

Novbr.11. Petition for sale of real estate, - Filed.

(Title of Court and Cause.)

The Petition of A. F. Wade respectfully represents

I.

That said W. F. Wade died testate, on the 11th day of April, 1898, in the City and County of San Francisco, State of California.

II

That said W. F. Wade, at the time of his death, was a resident of the City of Sonoma,County of Sonoma State aforesaid:

III

That your petitioner is the duly appointed,qualified and acting Administrator, with the Will annexed, of the estate of said deceased.

IV.

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That the personal estate that has come to the hands of petitioner, is as follows, to wit:- Household furniture, pictures and ornaments in dwelling house situate in the City of Sonoma, County of Sonoma, State of California; also farming utensils and tools: All of said property having been appraised at the sum of $254.00.

V.

That all of said personal property, except two beds, three heating stoves, and one plow, having been disposed of for the sum of $341.65:

VI.

That the debts outstanding against the said deceased, as far as can be ascertained or estimated, amount, at this date, to the sum of $2200.00.

VII.

That the debts, expenses and charges of administration, already accrued, amount to the sum of about $150.00.

VIII.

That the debts, expenses and charges of administration, that will or may accrue during the administration, are estimated, by your petitioner, at the sum of about $500.00.

IX.

That the said debts outstanding against the deceased, the said debts, expenses and charges of administration already accrued, and the estimated debts, expenses and charges of administration that will or may accrue, amount to about the sum of $2800.00:

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The following is a full description of all the real estate of which the decedent died seized, or in which he had any interest, or in which the said estate has acquired any interest, and the condition and value thereof.

All those certain lots, pieces or parcels of land situate, lying and being in the City and County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Being known and designated on the official map or plat of said City of Sonoma, as Out Lot No.512, containing 19 acres, a little more or less: and also that certain strip of land situated in said Sonoma City, known and designated on said official map as that piece of land in the City of Sonoma, extending between Lots No.501 and No.512, and described thus, to wit,

The Southern half or moiety of said street between said lots, being 333 yards in length, and 8 1/3 yards in width, and containing an area of 2 roods and 39 perches, a little more or less. Said official map or plat of the said City of Sonoma being now on file in the office of the County Recorder of said Sonoma County, together with the buildings and improvements thereon, appraised, in the inventory and appraisement, on file herein, at the sum of $1800.00: The improvements referred to, consisting of a dwelling house, two story frame building, a barn, packing house, and two out houses; none of said improvements being now rented.

X

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That all of the property hereinabove mentioned and described, was the separate property of said deceased.

XI.

That your petitioner and Stella A. Wade are respectively the nephew and niece of said decedent, and are the sole and only devisees, under the last Will and testament of said deceased, and the only persons interested in said estate, and the said Stella A. Wade joins in this petition;

XII.

That your petitioner deems it for the best interest of the estate, and all the parties interested therein, that said real property and improvements thereon, as hereinbefore described, be sold, in order that the proceeds may be applied to the payment of the debts outstanding against the deceased, and the debts, expenses and charges of administration.

XIII.

That the personal estate in the hands of your petitioner is greatly insufficient to pay the debts outstanding against the deceased, and the debts, expenses and charges of administration, and that it is necessary to sell the whole, or some portion, of the real estate, for such purposes.

XIV.

That, in the opinion of your petitioner, a private sale of said property would be most beneficial for the estate.

Wherefore, your petitioner prays, that an order be made by this Court, directing all persons interested

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1899 in said estate, to appear, before this Court at a time and place specified, not less than four, nor more than ten weeks from the time of making such order, to show cause why an order should not be granted to your petitioner, to sell, at public or private sale, so much of the real estate of the deceased, as shall be necessary, and that, after a full hearing of this petition, and examination of the proofs and allegations of the parties interested, and due proof of the publication of a copy of said order to show cause, etc, an order of sale shall be made, authorizing your petitioner to sell, at either public or private sale, as the administrator shall judge to be most beneficial to the estate, so much, and such parts of the real estate, as said Court shall judge necessary or beneficial, or that such other or further order may be made, as is meet in the premises.

A. F. Wade,
Petitioner.

O. C. Pratt, Attorney for petitioner.
Verified November 10, 1899,
Before O. C. Pratt, Notary Public.

Novbr. 11. Order to show cause,
Filed and Entered, Mins.26, page 627.

(Title of Court and Cause.)

It appearing to this Court, by the petition this day presented and filed, by A. F. Wade, the Administrator with the Will annexed, of W. F. Wade, deceased.

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that it is necessary to sell the whole, or some portion of the real estate of said decedent, to pay the debts of decedent, and the expenses and charges of administration.

It is therefore ordered by this Court, that all persons interested in the estate of said deceased, appear before the said Superior Court, in Department One thereof, on Monday, the 18th day of December, A.D.1899, at the hour of ten o'clock A.M. of said day, at the Court room of said Court, at the Court House in the City of Santa Rosa, County of Sonoma, State of California, to show cause why an order should not be granted to said Administrator, to sell so much of the said real estate as shall be necessary, and that a copy of this order be published, once a week, for four successive weeks, in the "Santa Rosa Republican", a newspaper printed and published in said County.

Dated November 11th 1899.

Albert G. Burnett,

Judge of the Superior Court.

State and County Taxes.

1896. Paid.

1897. Real estate, assessed to W. F. Wade, Sold to the State of California, on June 30, 1898, for $50.27. Certificate No.236, Filed and Recorded July 12, 1898, in Liber 7 of Tax Sales, page 236.

Mortgage interest, assessed to Lucie de B. Walliser, Paid (first installment.) Second installment Sold to the State of California, on June 30, 1898, for $5.22. Certificate No.237, Filed and Recorded July 12, 1898, in Liber 7 of Tax Sales, page 237.

1898, Real estate, assessed to W. F. Wade, Delinquent, - $46.42. Not Sold, on account of previous sale.

Mortgage interest, assessed to Lucie de.B. Walliser. Sold to the State of California, on June 30, 1899, for $11.07. Recorded July 22, 1899, in Liber 8 of Tax Sales, page 194.

1899, Assessed to the heirs of W. F. Wade.

	Installments. 1st.	2nd.
	$11.04.	$ 9.73.
Mortgage interest, assessed to Elizabeth I. Marti.	$14.03.	$12.37.
Mortgage int. assessed to R.J. Snyder,	$ 2.81.	$ 2.47.

1st installment now due and payable.

Nothing further.

Santa Rosa, this 22nd day of November, 1899, at 5 o'clock, P. M.

THE SONOMA COUNTY ABSTRACT BUREAU.

by Arthur L. Harris Manager.

ABSTRACT of TITLE.

as shown by the records of Sonoma County,

subsequent to November 22, 1899,

at 5 o'clock, P.M.

TO

Lot Number 512, and the South half of the Street between Lots Numbers 501 and 512, in the Town or Ex-City of Sonoma, County of Sonoma, State of California.

In the Superior Court of the County of Sonoma,
State of California.

In the Matter of the Estate —of— William F. Wade, Deceased.	Register 5, page 112 Case No.2,865.

PROBATE PROCEEDINGS.

(Subsequent to November 22,1899,at 5 o'clk.P.M.)

1899

Decbr. 18. Order entered, continuing hearing to December 26,1899.

" 26. Proof of publication of Order to show cause, Filed.

"State of California, } SS
County of Sonoma. }

Allen B. Lemmon, Jr. being duly sworn, on his oath deposes and says, that he is the principal clerk of the Santa Rosa Republican, a newspaper of general circulation, printed and published in the said County of Sonoma, State of California: That the order to show cause was published once a week for four successive weeks, in said newspaper, commencing on the 13th day of November, A.D.1899, and ending on the 4th day of December, A.D.1899. Said order to show cause is as follows,

(Here follows printed copy of Order to show cause filed and entered in the matter of said estate on November 11, 1899,)

Allen B. Lemmon, Jr.

Subscribed and sworn to, before me,

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1899 this 15th day of Dec. 1899.

R. M. Swain.

(Seal) Notary Public in and for Sonoma County, Cala"

Decbr.26. Order of Sale of Real estate Filed.

1900

January 3. Order of Sale of Real estate Entered (Mins.26-725.)

(Title of Court and Cause.)

A. F. Wade, the Administrator, with the Will annexed, of the estate of W. F. Wade, deceased, having, on the 11th day of November, A.D.1899 , presented his verified petition, praying for an order to sell so much, and such parts of the real estate belonging to the estate of said deceased, as this Court should judge necessary or beneficial: and the matter coming on regularly for hearing, this day, upon proof, to the satisfaction of this Court, of the due publication of a copy of the order to show cause, for four successive weeks before said hearing, in the Santa Rosa Republican, a newspaper published and printed semi-weekly, in said County of Sonoma, as directed by this Court, and according to law; this Court heard and examined the proofs and allegations of said petitioner; and, on such hearing, and, after a full examination, it appearing to the satisfaction of this Court, that it is necessary that all of the real estate of the deceased be sold, in order that the proceeds may be applied to the payment of the debts outstanding against the deceased, and the debts, expenses and charges of the administration:

1900

That it is for the best interest of the estate, and all parties interested therein, that said real estate of decedent should be sold, which is herein described:

That a private sale of said real property would benefit the estate:

And it further appearing that all the proceedings upon said application, have been, in all respects, strictly conducted, in accordance with law:

And it further appearing that the said Court, heretofore, made and caused to enter its order for the sale of the real property belonging to the estate of said deceased, as hereinafter described, and that the said Administrator caused to be published notices of the sale of said real property of said estate, according to law:

That the said real property remained subject of sale, pursuant to said order and the said publication of notice, for a period of more than six months, and no bid for the purchase of said real property, or any portion thereof, was ever made or received:

And it further appearing that the failure to effect a sale of said real property, under said order as aforesaid, was the general depression in real estate values throughout the State of California, on account of a long period of dry weather, immediately preceeding, and subsequent to the order of sale hereinbefore made and entered,

It is hereby Ordered, Adjudged and Decreed, that the said A. F. Wade, the Administrator, with the Will

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annexed, of said estate, be, and he is hereby authorized to sell the following described real estate belonging to said estate, viz,

All those certain lots, pieces or parcels of land situate, lying and being in the City and County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Being known and designated on the official map or plat of said City of Sonoma, as Out Lot Number 512, containing 19 acres, a little more or less;

And also that certain strip of land situated in said Sonoma City, and known and designated on said official map as that piece of land in the City of Sonoma, extending between Lots No.501 and No.512, and described thus, to wit,

The Southern half or moiety of said street between said lots, being 333 yards in length, and 18 1/3 yards in width, and containing in area of 2 roods and 39 perches, a little more or less. Said official map or plat of the said City of Sonoma being now on file in the office of the County Recorder of said Sonoma County,

Together with the buildings and improvements thereon.

That said sale be made at private sale, to the highest bidder, upon the following terms, to wit:- For Cash, gold coin of the United States, 10% of the bid payable at the time of the sale, and the balance, upon confirmation by this Court.

Dated December 26th, 1899.

S. K. Dougherty,

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1900	Judge of the Superior Court.
Janry.16.	Order appointing Henry Weyl, A. R. Simmons, and M.J. Haraszthy, Appraisers. Filed and Entered, Mins.26, page 768.
" 16.	Inventory issued.
" 22.	Appraisement, signed by the Appraisers, Filed. Describes and appraises the premises under search at a value of $1800.00.
Febry. 3.	Return and Account of Sales of real estate, Filed. (Title of Court and Cause.) I A. F. Wade, Administrator of the estate of W. F. Wade, deceased, respectfully makes the following return of his proceedings under the order of this Court, dated on the 26th day of December, 1899, authorizing said Administrator to sell certain real estate at private sale, and reports as follows, to wit: II That in pursuance of said order of sale, he caused notice of the time and place of holding such sale to be posted in three of the most public places in the County of Sonoma, in which the land ordered to be sold is situated, and to be published in the "Santa Rosa Press-Democrat", a newspaper printed and published in the same County, for two weeks successively next before such sale, in which notice, the

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lands and tenements to be sold were described with common certainty, all of which also and more fully appear by the affidavits marked "A" and "B", hereunto annexed, and made a part of this return:

3. That the only offer or bid,for the real estate directed in said order to be sold, and described in said notice, is a bid of $1900.°°, made by one H.H. Theermann.

4. That said Theerman, having been the only bidder for said real estate, said Administrator,on the 12th day of February, 1900, accepted said bid, and sold said real estate to said Theerman, for the said sum of $1900.00, being the only bidder, and upon the following terms, to wit, 10% cash, balance payable subject to confirmation by this Court;

5. That the said sale was legally made, and fairly conducted; that, as said Administrator believes, the sum bid is not disproportionate to the value of the property sold. and that a sum, exceeding such bid at least ten per cent, exclusive of the expenses of a new sale, cannot be obtained.

6. That the account of sale, marked "C", hereunto annexed, and made a part of this return, is true and correct .

7. That before making such sale, said Administrator, as required in and by the order of sale,duly executed an additional bond to the State of California, with sufficient sureties, duly approved by the Judge of this Court, in the penal sum of $4,000.00. conditioned that the said Administrator should faith-

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fully execute the duties of the trust, according to law,

Wherefore, said Administrator prays that the Court fix a day for the hearing of this return of sale of real estate, and that at such hearing, after the proofs are made, that this Honorable Court will make an order confirming said sale, and directing the execution of conveyance to the purchaser.

A. F. Wade,
Administrator of the estate of
W. F. Wade, Deceased.

O. C. Pratt, Attorney for Administrator.

Subscribed and sworn to, before me,
this 12th day of February, 1900.
(Notarial Seal.) O. C. Pratt.

"

"A"

(Title of Court and Cause.)

Affidavit of Posting Notice of Time and Place of Sale of Real Estate, at private sale.

"State of California,
County of Sonoma. SS

C. O. Dunbar, of said Sonoma County, being duly sworn, says, that he is over the age of eighteen years, not interested in the estate of W. F. Wade, deceased. That on the 21st day of January, 1900, he posted true, full and correct copies of the annexed notice of the time and place of holding the sale of real estate, ordered by this Court, in the matter of said estate, on the 26th day of December, 1900, in three of the most public places in the said

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Sonoma County, to wit, One copy of said notice at entrance to Court House; one at Wells, Fargo & Co's corner; and one at cor. Fourth and Exchange Avenues, in said Sonoma County, and that said notices remained posted for three weeks successively next before the day of sale mentioned in said notices.

C. O. Dunbar.

Subscribed and sworn to, before me,
this 6th day of February, 1900,
(Seal) A. D. Laughlin,

Notary Public in and for Sonoma County,
State of California."

Attached is a printed copy of the following notice,

"NOTICE OF SALE OF REAL ESTATE AT PRIVATE SALE.
Estate of W. F. Wade, Deceased.

Under authority of an order of sale granted by the Superior Court of the County of Sonoma, State of California, dated December 26th, 1899, I will sell, at private sale, the following described real estate,

All those certain lots, pieces or parcels of land situated in the City and County of Sonoma, State of California, known and designated on the official map or plat of the City of Sonoma, as Out Lot Number 512, containing 19 acres, more or less.

Also that certain strip of land situate in said City of Sonoma, known and designated on said official map as that piece of land in the City of Sonoma, extending between Lots No.501 and No.512, and described thus, to wit:-

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The Southern half or moiety of said street between said Lots, being 333 yards, by 18 1/3 yards, containing an area 2 roods and 39 perches, more or less.

The sale will be made on or after February 10th. 1900, and bids will be received at the office of O. C. Pratt, Claus Spreckels Building, San Francisco California.

Terms of Sale, 10 per cent cash, balance, upon confirmation of sale.

A. F. Wade,
Administrator of the Estate of
W. F. Wade, deceased.

O. C. Pratt, Attorney for estate.

"B"

Proof of Publication of Notice.

"State of California, } SS
County of Sonoma. }

E. L. Finley, of said County, being duly sworn, says, that he is the principal clerk of the printer of the "Santa Rosa Press-Democrat", a newspaper of general circulation, published semi-weekly, in Santa Rosa, Sonoma County, and has knowledge and charge of all advertisements appearing in said newspaper;

That the notice, of which the annexed is a printed copy, was published in the regular and entire issue of every number of the peper, during the period and times of publication, to wit,

For two consecutive weeks, commencing on the 24th day of January, 1900, and ending on the 7th day of

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1900 February, 1900, on the following dates, viz, Jan.24, 27,31, Feb.3,7, 1900.

That the advertisement was published in the newspaper proper, and not in a supplement.

E. L. Finley.

Subscribed and sworn to, before me, this 6th day of February, 1900.

(Seal) C. O. Dunbar,

Notary Public in and for Sonoma County, State of California."

Attached is a printed copy of Notice of Sale of Real estate &c,same as attached to "A",and heretofore set forth.

"C"

Account of Sales of Real estate belonging to the estate of W. F. Wade,deceased, made by A. F. Wade,at private sale, on the 12 day of February, 1900.

Description.

All that certain real property situated in said County of Sonoma, State of California, and particularly described as follows,

Being known and designated on the official map or plat of said City of Sonoma as Out Lot Number 512, containing 19 acres, more or less.

Also that certain strip of land situated in said Sonoma City, known and designated on said official map as that piece of land in the City of Sonoma,extending between Lots No.501 and No.512, and described thus, The Southern half or moiety of said street between said Lots, being 333 yards in length, and

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1900 18 1/3 yards in width, and containing an area of 2 roods and 39 perches, more or less.
Name of purchaser, - H. H. Theermann.
Sum paid and received, $120.00.

Febry.15. Notices posted, proof made and filed.
"State of California, } SS
County of Sonoma. }

R. L. Thompson, Deputy County Clerk of the County aforesaid, being duly sworn, says, that on the 15th day of February, A.D.1900, he posted three notices, of which the within is a true copy, in three different public places in the County of Sonoma, one of which is at the Court House door, one at the S. E. corner of Fourth Street and Hinton Avenue, and one at the S. W. corner of Fourth Street and Exchange Avenue, in the City of Santa Rosa.

R. L. Thompson.

Subscribed and sworn to, before me, }
this 15th day of February, 1900, }
Somers B. Fulton, Clerk,
by F. G. Nagle, Deputy Clerk."

Upon the reverse side of the above affidavit is the following notice,

(Title of Court.)

Notice is hereby given, that A F. Wade, Administrator of the Estate of W. F. Wade, deceased, has filed in this Court his return of sale of real estate in said matter, showing sale to H. H. Thurrmann, for the sum of $1900.00, the following real estate situated

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in Sonoma County, California, and being Out Lot No. 512 of the City of Sonoma. Also the strip of land between Out Lots 501 and 512 in the City of Sonoma, being the South half of the street between said lots, and praying that said sale may be confirmed, and the proper conveyances authorized, Reference being here made to said return, for further particulars.

Now I, Somers B. Fulton, Clerk of said Superior Court, do hereby fix and appoint Monday, the 26th day of Feby.1900, at ten o'clock A.M. of said day, at the Court Room of Department One of said Court, at the Court House in the City of Santa Rosa, County of Sonoma, State of California, as the time and place for hearing said return of real estate, by the Court, and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why said petition should not be granted.

Santa Rosa, February 15, 1900.

Somers B. Fulton, Clerk,

By R. L. Thompson, Deputy Clerk.

Febry.26. Order Confirming Sale Filed.

(See Certified Copy, Recorded in Liber G of Probate Orders, page 406; on page 27 of this Abstract.)

In the Superior Court of the County of Sonoma,
State of California.

In the Matter of the Estate
—of—
W. F. Wade, Deceased.

ORDER CONFIRMING SALE.

Dated February 26, 1900.

A. F. Wade, the Administrator of the estate of W. F. Wade, deceased, having made to this Court, and filed in the office of the Clerk thereof, a return of sale of the real estate hereinafter described, verified by affidavit; and the matter, after due notice given, as required by law and an order of this Court made and entered herein on the 13th day of February A.D.1900, coming on regularly to be heard. this 26th day of February, A.D 1900; and, upon the proofs adduced, it appearing, to the satisfaction of this Court, that, as required by law, said Administrator caused due and legal notice of the sale of the said real estate to be posted in three of the most public places in the County of Sonoma, State of California, in which said County, said real estate is situated, and to be published in the "Santa Rosa Press Democrat", a newspaper printed and published in said County, for two weeks successively next before the day on or after which the sale was to be made, in which notice, the real estate to be sold was described with common certainty.

That H. H. Theermann, having bid the sum of $1900 for said real estate, said Administrator, on the 12th day of February, A.D.1900, accepted said bid, and sold said real estate to said H. H. Theermann, for the sum of $1900.°°:

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That said sale was legally made. and fairly conducted:

That $1900.°°, the sum bid, is not disproportionate to the value of the property sold:

That a sum exceeding such bid at least ten per cent, exclusive of the expenses of a new sale, cannot be obtained:

That said real estate has been appraised, within one year of the time of said sale:

That the sum of $1900.°°, offered by said H. H. Theermann,is more than ninety per cent of the appraised value of said real estate, and that the said Administrator, in all things proceeded and managed such sale, as by the statute in such cases made and provided,

It is hereby ordered. adjudged and decreed, that the said sale of the real estate, hereinbefore described, be, and the same is hereby confirmed, approved, and declared valid, and the proper and legal conveyances of said real estate are hereby directed to be executed to said H. H. Theerman, by said Administrator.

Said real estate is described as follows, to wit:-

Being known and designated on the official map or plat of said City of Sonoma, as Out Lot Number 512, containing 19 acres, a little more or less; And also that certain strip of land situated in said Sonoma City, known and designated on said official map as that piece of land in the City of Sonoma, extending between Lots No.501 and No.512, and described thus, to wit,

The Southern half of moiety of said Street between said lots, being 333 yards in length, and 18 1/3 yards in width, and containing an area of 2 roods and 39 perches, a little more or less. Said official map or plat of the said City of Sonoma being now on file in the office of the County Recorder of said Sonoma

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

County.

Dated February 26th, 1900.

S. K. Dougherty, Judge.

Endorsed:

Filed in the office of the County Clerk of Sonoma County.Cal. Feb.26th, 1900.

Somers B. Fulton, Co. Clerk,
by F. G. Nagle, Deputy Clerk.

Certified to be a true copy, February 26th, 1900, by Somers B. Fulton, County Clerk &c,of Sonoma County,by F. G. Nagle, Deputy Clerk.

Recorded (at 20 min.past 11 o'clock A.M.) February 26, 1900
Liber G of Probate Orders, page 406.

State and County Taxes.

1897, Sales reported in previous Abstract not redeemed.

1898, Delinquencies and Sale reported in previous Abstract not paid nor redeemed.

1899, Real estate, assessed to the heirs of W. F. Wade. 1st installment delinquent($12.70.) Second installment now due and payable, ($9.73.)

Mortgage interest assessed to Elizabeth J. Marti. First installment paid. Second installment now due and payable, ($12.37.)

Mortgage interest assessed to R. J. Snyder. First installment paid. Second installment now due and payable ($2.47.)

Nothing further.

Santa Rosa, this Second day of March, 1900, at 5 o'clock, P. M.

THE SONOMA COUNTY ABSTRACT BUREAU.

by Arthur L. Harris Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

March 2, 1900,

at 5 o'clock, P. M.

219

Rachel J. Snyder,
(Widow)
—To—
William F. Wade.

(Rev. Stamp 10¢ cancelled)

RELEASE.

Dated March 7, 1900.

Know All Men by these Presents, that that certain Deed intend--ed as a Mortgage, dated the 22nd of Mar. 1898, and made by Wil--liam F. Wade of the County of Sonoma, State of California, the party of the first part, to Rachel J. Snyder, of the said County (A widow) the party of the second part, and recorded in the Of--fice of the County Recorder of the said County of Sonoma, State of California, in Book 179 of Deeds, at page 256, on the 26th day of March, 1898, together with the debt thereby secured, is fully paid, satisfied and discharged.

(Signed) Rachel J. Snyder, (Seal)

Acknowledged March 7, 1900.

Before Robert A. Poppe, N. P.
Sonoma County.

Recorded March 8, 1900.

Liber V of Releases, page 488.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL

Elizabeth J. Marti,
widow,
—TO—
W. F. Wade.

RELEASE.

Dated March 7, 1900.

Know All Men by these Presents, That the Mortgage dated March 11th, 1898, made by W. F. Wade, of the County of Sonoma, State of California, the party of the first part, to Elizabeth J. Marti, (widow), of said County, the party of the second part, and recorded in the office of the County Recorder of the said County of Sonoma, State of California, in Book 117 of Mortgages, at page 5, on the 12th day of March, 1898, together with the debt thereby secured, is fully paid, satisfied and discharged.

(Signed) Elisabeth J. Marti (Seal)

Acknowledged March 7, 1900,

Before Robert A. Poppe, N. P.

(Rev.Stamp 10¢ cancelled.) Sonoma County.

Recorded March 8, 1900,

Liber V of Releases, page 488.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL

A. F. Wade,
the duly appointed, qualified and
acting administrator of the estate
of W. F. Wade, Deceased,
— TO —
H. H. Theermann.

DEED.

Dated March 5, 1900.

Cons:-$1900.°°.

(Rev.Stamp $2.00 cancelled.)

Witnesseth, That Whereas, on the 26th day of December, A.D. 1899, the Superior Court of the County of Sonoma, State of California, made an order of sale authorizing the said party of the first part to sell certain real estate belonging to said estate and which is situated in the said County and State, and specified and particularly described in said order of sale, reference to which is hereby made;

And Whereas, under and by virtue of said order of sale, said party of the first part, on the 12th day of February, A.D.1900, sold said real estate, subject to confirmation by said Superior Court, to said party of the second part, for the sum of $1900.°°;

And Whereas said Court did, on the 26th day of February, A.D. 1900, make an order confirming said sale, and directing conveyances to be executed to the said party of the second part, a certified copy of which order of confirmation, was recorded in the office of the County Recorder of Sonoma County, in said State, on the 26th day of February, A.D.1900, in Book "G" of Probate Records", page 406, and which said order of confirmation, now on file and of record in said Superior Court, and which said record

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL

thereof in said Recorder's Office, are hereby referred to;

Now Therefore, the said A. F. Wade, administrator of the estate of said W. F. Wade, deceased, the party of the first part, pursuant to the order last aforesaid of the said Superior Court, for and in consideration of the sum of $1900.°°, gold coin of the United States, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, all the right, title, interest and estate of the said W. F. Wade, deceased, at the time of his death, and also all the right, title and interest that the said estate, by operation of law or otherwise may have acquired, other than, or in addition to that of the said estate at the time of his death, in and to all that certain real property, situated in said County of Sonoma, State of California, and particularly described as follows, to wit:-

Being known and designated on the official map or plat of said City of Sonoma as Out Lot No.512, containing 19 acres, a little more or less; and also that certain strip of land situated in said Sonoma City, known and designated on said official map as that piece of land in the City of Sonoma extending between Lots No.501 and No.512, and described thus, to wit, The Southern half or moiety of said Street between said lots, being 333 yards in length and 18 1/3 yards in width, and containing an area of 2 roods and 39 perches, a little more or less, said official map or plat of the said City of Sonoma being now on file in the office of the County Recorder of said Sonoma County.

(Signed) A. F. Wade,

Administrator of the estate of W. F. Wade

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL

deceased.

Acknowledged March 5, 1900,

Before O. C. Pratt, N. P

San Francisco.

Recorded March 8, 1900

Liber 190 of Deeds, page 33.

State and County Taxes.

Note:-

The Tax Sales of 1897, and the delinquencies of 1898 & 1899, assessed to W. F. Wade, were redeemed and paid, on April 26, 1900.

The Tax Sales of 1897 and 1898 of the Mortgage interest, assessed to Lucie de B. Walliser, have not been redeemed.

1899, Paid.

1900, Paid.

1901, are now a lien.

——— Nothing further. ———

Santa Rosa, this 23rd day of August, 1901, at five o'clock, P. M.

THE SONOMA COUNTY ABSTRACT BUREAU.

by Arthur J. Harris

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to
August 23,1901,
at 5 o'clock, P.M.

H. H. Theermann,.
(unmarried)
—To—
J. J. Curley, and
Mary A. Curley,
his wife.

DEED.

Dated August 29, 1901.

Cons:- $10.00.

Does grant, bargain and sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the said County of Sonoma, State of Califor--nia, and bounded and particularly described as follows, to wit:

Being known and designated on the official map or plat of the Ex-City of Sonoma, or former Pueblo of Sonoma, in the County and State aforesaid, as Out Lot No. 512, Containing 19 acres, a little more or less.

And also that certain strip of land in the said former Pueblo or Ex-City of Sonoma, known and designated on said official map as that piece of land in the said former Pueblo or Ex-City of Sonoma, extending between Lots No. 501 and 512, and described thus, to wit:

The Southern half or moiety of said Street between said lots being 333 yards in length, and 18 1/3 yards in width, and Con--taining an area of 2 rods and 39 perches, a little more or less,

Said official map or Plat of the said former Pueblo or Ex-City of Sonoma being now on file in the office of the County Recorder of said Sonoma County.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

(Signed) H. H. Theermann, (Seal)

Witness:-

Robert A. Poppe.

Acknowledged August 29, 1901.

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded September 3, 1901

Liber 195 of Deeds, page 44.

STATE AND COUNTY TAXES.

Note:

The Tax Sales of 1897 and 1898, of the Mortgage interest Assessed to Lucie de B. Walliser, recorded in Book 7 of Tax Sales page 237, and Book 8 of Tax Sales, page 194, respectively, were REDEEMED on September 21st, 1901, by Lucie de B. Walliser.

1901, Paid.

1902, First installment now due and payable.

	Installments. 1st.	2nd
Assessed to J. J. Curley,	$14.72.	$14.72
Special School Tax,	2.32.	
Personal property Tax,	1.44.	

Nothing Further.

Santa Rosa, this Sixteenth day of October, 1902, at 5 o'clock, P.M.

THE SONOMA COUNTY ABSTRACT BUREAU.

By Alex. T. Deane

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

October 16, 1902,
at 5 o'clock, P. M.

John J. Curley, and
Mary H. Curley,
his wife,
— TO —
Pietro Zucca and
Antonio Rappolo.

BOND FOR A DEED.

Dated October 20, 1902.

Know all men by these Presents: That John J. Curley and Mary A. Curley, his wife, both of the County of Sonoma, State of California, are held and firmly bound unto Pietro Zucca, and Antonio Rappolo, both of the said County, in the sum of $3400.00, gold coin of the United States of America, to be paid to the said Pietro Zucca and Antonio Rappolo, their executors, administrators, or assigns, for which payment, well and truely to be made, we bind ourselves, our and each of our heirs, executors and administrators, jointly and severally, firmly by these presents.

Sealed with our seals and dated the 20th day of October, 1902.

The condition of the above obligation is such, that if the above bounden obligors shall, on or before the 20th day of October, A.D. 1903, make, execute and deliver unto the said Pietro Zucca and Antonio Rappolo (provided that the said Pietro Zucca and Antonio Rappolo shall, on or before that day have paid to the said obligors, the sum of $1700.00, gold coin, with interest thereon from date till paid, at the rate of 5% per annum, the price by said Pietro Zucca and Antonio Rappolo agreed to be paid therefor), a good and sufficient conveyance, with the usual covenants, of all those certain lots, pieces or parcels of land, situate, lying and being in the former Pueblo of Sonoma, County of

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Being known and designated on the official map or plat of said former Pueblo or ex-city of Sonoma, as out Lot N. 512, containing 19 acres, a little more or less;

And also that certain strip of land situated in said former pueblo or ex-city of Sonoma, known and designated on said official map, as that piece of land in the said former Pueblo or ex-city, extending between lots No. 501 and No. 512, and described thus, to wit:-

The Southern half or moiety of said Street between said lots being 333 yards in length and 18 1/3 yards in width, and containing an area of two roods and 39 perches, a little more or less; said official map or plat of the said former Pueblo or ex-city of Sonoma, being now on file in the Office of the County Recorder of said Sonoma County, with the appurtenances, then this above obligation to be void, otherwise to remain in full force and virtue.

(Signed) John J. Curley, (Seal)

Mary H. Curley, (Seal)

Witness:-

Robert A. Poppe.

Acknowledged October 20, 1902.

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded October 23, 1902.

Liber J of Bonds and Agreements, page 99.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

John J. Curley, and
Mary A. Curley,
his wife,
(formerly of County of Sonoma,
in said State)
— TO —
Pietro Zucca and
Antonio Rappolo.

DEED

Dated May 21, 1903.

Cons:- $10.00

Do grant, bargain and sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the former Pueblo or ex-city of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Being known and designated on the official map or Plat of said former Pueblo or Ex-City of Sonoma, as out lot No. 512, containing 19 acres, a little more or less, and also that certain strip of land situated in former Pueblo or ex-City of Sonoma, known and designated on said official map, as that piece of land in former Pueblo or Ex-City , extending between lots No. 501 and No. 512, and described thus, to wit:-

Southern half or moiety of said street between said lots, being 333 yards in length,and 18 1/3 yards in width, and containing an area of two roods and 39 perches, a little more or less, said official map or plat of the said former Pueblo, or ex-City of Sonoma, being now on file in the Office of the County

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Recorder of said Sonoma County.

(Signed) John J. Curley, (Seal)

Mary A.Curley, (Seal)

Acknowledged May 21, 1903.

Before Charles Prowse, N. P.

Alameda County.

Recorded May 23, 1903.

Liber 206 of Deeds, page 353.

Anton Roppolo and
Pietro Zucca,
— TO —
The San Francisco and North
Pacific Railway Company,
a corporation,

Interest of this Grantee not searched further.

DEED

Dated July 23, 1904.

Cons:- $5.00.

Do grant, bargain and sell, convey and confirm unto the said party of the second part, and to its successors and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Beginning at a point on the Northerly line of the County road at Buena Vista Station, said point being 24 feet Easterly from the center line of the Rail Road of said party of the second part, running thence, on said Northerly line of County road, Westerly 14 feet to the Easterly line of right of way of said party of the second part; thence on said Easterly line of right of way, notrhery, 100 feet; thence Southerly, 105 feet to the place of beginning.

(Signed) Anton Roppolo, (Seal)
Pietro Zucca. (Seal)

Witness:-
Robert A. Poppe.

Acknowledged July 24, 1904.

Before Robert A. Poppe, N. P. Sonoma County.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Recorded August 2, 1904.

Liber 210 of Deeds, page 510.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Antonio Roppolo and
Ellena Roppolo,
his wife, also sometimes
called, Antonio Rappolo,
and Ellena Rappolo,
— TO —
Eugenio Allamanno.

BOND FOR A DEED.

Dated October 31, 1904.

Know All Men by These Presents, That we, Antonio Roppolo and Ellena Roppolo, his wife, also sometimes called Antonio Rappolo and Ellena Rappolo, all of the County of Sonoma, State of California, are held and firmly bound unto Eugenio Allamanno, of the said County, in the sum of $3000, gold coin of the United States of America, to be paid to the said Eugenio Allamanno, his executors, administrators or assigns, for which payment well and truly to be made, we bind ourselves, our heirs, executors, and administrators jointly and severally, firmly by these presents.

Sealed with our seals and dated the 31st day of October, 1904.

The condition of the above obligation is such, that if the above bounden obligors shall on or before the 31st day of October, A. D. 1905, make, execute and deliver unto Eugenio Allamanno (provided the said Eugenio Allamanno shall, on or before that day, have paid to the said onligors, the sum of $1500.00, in gold coin of the United States as follows:-

$500.00 on or before April 30th, 1905, and $1000.00 on or before October 31st, 1905, with interest on both of said sums from the date hereof until paid, at the rate of five per centum per annum, payable semi-annually, and shall have paid all State

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

County and Municipal taxes on said premises and property, during said period of payment, and all insurance on the buildings on said premises for the like period, the price by said Eugenio Allamanno agreed to be paid therefor, a good and sufficient conveyance, with the usual covenants, of grant, bargain and sale, of all the right, title and interest of the said Antonio Roppolo and Ellena Roppolo, his wife, in and to all those certain lots, pieces or parcels of land situate, lying and being in the former Pueblo or ex-city of Sonoma , County of Sonoma, State of California, bounded and particularly described as follows, to wit:-

(Here follow same descriptions as in deed from Curley to Zucca, et al, recorded in Liber 206 of Deeds, page 353; shown on page 245 of this Abstract)

Also all the right, title and interest of the said Antonio Roppolo and Ellena Roppolo, his wife, in and to all personal property, of what nature and kind soever, now on said premises,

Saving and excepting however, the triangle of land, part of the above described premises conveyed by said Antonio Roppolo and Pietro Zucca, to the San Francisco and North Pacific Railway Company, a corporation, by deed dated July 23rd, 1904, then this obligation to be void, otherwise to remain in full force and virtue.

(Signed) Antonio Roppolo, (Seal)
Ellena Roppolo, (Seal)

Acknowledged (By Antonio Roppolo) October 31, 1904.
Before Robert A. Poppe, N. P.
Sonoma County.

Acknowledged November 3, 1904.

(By Ellena Roppolo, wife of Antonio Roppolo)

Before James Mason, N. P.

San Francisco.

Recorded December 12, 1904.

Liber J of Bonds and Agreements, page 493.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Antonio Rappolo,
(also sometimes called
Antonio Roppolo) and
Ellena Rappolo,
his wife,
— TO —
Eugenio Allamano.

DEED

Dated October 31, 1905.

Cons:- $10.00

Do grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all the right, title and interest of the said parties of the first part, in and to all those certain lots, pieces or parcels of land situate, lying and being in the former Pueblo or ex-city of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

(Here follow same descriptions as in deed, Curley et al to Zucca et al, recorded in Liner 206 of Deeds, page 353; shown on page 245 of this Abstract)

The interest of the said parties of the first part, in and to the premises above described, being an undivided one half interest the other undivided one half interest being owned by Pietro Zucca.

(Signed) Antonio Rappolo, (Seal)
Ellena Rappolo, (Seal)

Witnesses:-
Robert A. Poppe.
Thomas S. Burnes.

Acknowledged (By Antonio Rappolo) October 31, 1905.

Before Robert A. Poppe, N. P.

Sonoma County.

Acknowledged November 1, 1905.

(By Ellena Rappolo wife of Antonio Rappolo)

Before Thomas S. Burnes, N. P.

San Francisco.

Recorded November 3, 1905.

Liber 223 of Deeds, page, 211.

Eugenio Allamano,
(unmarried)
— TO —
Sonoma Valley Bank,
a corporation.

FOR RELEASE OF THIS MORTGAGE
SEE PAGE 269 OF THIS ABSTRACT.

MORTGAGE.

Dated October 31, 1905.

To secure the payment of a certain promissory note of even date herewith, signed by Eugenio Allamano, L. Quartaroli and A. Pinelli, for the sum of $700.00, payable one year after date, with interest at the rate of 8 per cent. per annum, interest payable semi-annually , and if not so paid to be compounded.

(Here follow same descriptions as in Deed, Curley et al, to Zucca et al, recorded in Liber 206 of Deeds, page 353, Sonoma County records; shown on page 245 of this Abstract)

The interest of the said party of the first part, in and to the premises above described, being an undivided one-half interest the other undivided one-half interest being owned by Pietro Zucca.

(Signed) Eugenio Allamano (Seal)

Witness:-
Robert A. Poppe.

Acknowledged October 31, 1905.
Before Robert A. Poppe, N. P.
Sonoma County.

Recorded November 3, 1905.
Liber 152 of Mortgages, page 154.

STATE AND COUNTY TAXES.

1902, - Paid.

1903, - Paid.

1904, - Paid.

1905, Assessed to A. Rappolo and P. Zucca, and first installment now due and payable.

	Installments.	
	1st	2nd
	$19.19	$19.19
Special school tax,	3.03.	

—— Nothing further. ——

Santa Rosa, this Tenth day of November, 1905, at 5 o'clock, P. M.

THE SONOMA COUNTY ABSTRACT BUREAU.

by Alex T. Brane

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

November 10, 1905,
at 5 o'clock, P. M.

Sonoma Valley Bank

— TO —

Eugenio Allamano,

unmarried,

RELEASE.

Dated January 29, 1906.

Know All Men by these Presents, That the Mortgage made by Eugenio Allamano (unmarried) of the County of Sonoma, State of California, the party of the first part, to Sonoma Valley Bank, a corporation existing and doing business under the laws of the State of California, and having its principal place of business at Sonoma, in said State, the party of the second part, dated the 31st day of October, 1905, and recorded in the Office of the County Recorder of said County of Sonoma, State of California, in Book 152 of Mortgages, at page 154, on the 3rd day of November, 1905, together with the debt thereby secured, is fully paid, satisfied and discharged.

(Signed) Sonoma Valley Bank,

(Corporate Seal.) by Jesse Burris, Secretary.

Witness:-

Robert A. Poppe.

Acknowledged January 29, 1906

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded January 30, 1906

Liber Z of Releases, page 118.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Pietro Zucca and
Josephine Zucca, his wife,
- TO -
Antonio Allamano.

DEED.

Dated January 27, 1906.

Cons:- $10.°°.

Do grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all the right, title and interest of the said parties of the first part in and to all those certain lots, pieces or parcels of land situate, lying and being in the former Pueblo or Ex-City of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Being known and designated on the official map or plat of said former Pueblo or Ex-City of Sonoma, as Out Lot No.512, containing 19 acres, a little more or less.

And also that certain strip of land situated in the former Pueblo or Ex-City of Sonoma, known and designated on said official map as that piece of land in said former Pueblo or Ex-City extending between Lots No.501 and No.512, and described thus, to wit:-

The Southern half or moiety of said Street between said lots, being 333 yards in length and 18 1/3 yards in width, and containing an area of two roods and 39 perches, a little more or less.

Said official map or plat of the said former Pueblo or Ex-City of Sonoma being now on file in the office of the County Recorder of said Sonoma County.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

The interest in and to said premises hereby conveyed being an undivided one half interest, the other undivided one half interest being now owned by Eugenio Allamano

(Signed) Pietro Zucca, (Seal)

Josephine Zucca, (Seal)

Witness:-

Robert A. Poppe.

Acknowledged January 27, 1906

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded January 30, 1906

Liber 225 of Deeds, page 285.

Eugenio Allamano,
unmarried,
and
Antonio Allamano, and
Teresa Allamano,
wife of said Antonio Allamano,
—TO—
Placito Laurenzi.

FOR RELEASE OF THIS MORTGAGE
SEE PAGE 293 OF THIS ABSTRACT.

MORTGAGE.

Dated January 27, 1906

To secure the payment of a certain promissory note, of even date herewith, for the sum of $2000.°°, payable six months after date, with interest thereon at the rate of 8% per annum, interest payable quarterly, or if not so paid, to be compounded.

Mortgage all those certain lots, pieces or parcels of land situated in the former Pueblo or Ex-City of Sonoma, County of Sonoma, and State of California, and described as follows, viz:-

(Here follow same descriptions as in Deed from Pietro Zucca and wife to Antonio Allamano, Liber 225 of Deeds, page 285; and shown on page 271 of this Abstract.

(Signed) Eugenio Allamano, (Seal)
Antonio Allamamo, (Seal)
Teresa Allamanno, (Seal)

Witness:-
Robert A. Poppe.

Acknowledged January 27, 1906.

by Eugenio Allamano (unmarried) Antonio Allamano, and Teresa Allamnno, his wife,

Before Robert A. Poppe, N. P.
Sonoma County.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Recorded January 30, 1906

Liber 154 of Mortgages, page 247.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

STATE AND COUNTY TAXES.

1905, Assessed to A. Rappolo and P. Zucca, and first installment paid. Second installment ($19.19) now due and payable.

— Nothing further. —

Santa Rosa, this Thirty-first day of January, 1906, at 5 o'clk, P.M.

THE SONOMA COUNTY ABSTRACT BUREAU.

by Alex T. Brane

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

January 31, 1906.

at 5 o'clock, P. M.

Eugenio Allamano,
Antonio Allamano, and
Teresa Allamano,
his wife,
— To —
Peter Yenni,
A. Pinelli, and
S. Cuicci.

FOR RELEASE OF THIS MORTGAGE
SEE PAGE 291 OF THIS ABSTRACT.

MORTGAGE.

Dated April 14, 1906

To secure the payment of $1200.00, according to the terms of two certain promissory notes, as follows: One dated March 16, 1906, for the sum of $500.00, payable to the Sonoma Valley Bank two months after date, with interest thereon at the rate of seven per cent per annum, interest payable semi-annually, and if not so paid to be compounded. Note signed by Eugenio Allamano and Peter Yenni: and the other of said Notes dated January 27th, 1906, for the sum of $700.00, payable to Augustina Barbarin in eight months after date, with interest thereon at the rate of eight per cent per annum, interest payable quarterly, and if not so paid to be compounded, signed by Eugenio Allamano, Antonio Allamano and A. Pinelli.

Mortgages all those certain lots, pieces or parcels of land situated in the former Pueblo or Ex-City of Sonoma, County of Sonoma, State of California, and described as follows, viz:

Being known and designated on the official map or plat of said former Pueblo or Ex-City of Sonoma, as Out Lot No. 512, containing 19 acres, a little more or less.

And also that certain strip of land, situated in the former

Pueblo or ex-city of Sonoma, known and designated on said official map as that piece of land in said former Pueblo or ex-city, extending between lots No. 501 and 512, and described thus, to wit:

The Southern half or moiety of said Street, between said lots, being 333 yards in length, and 18 1/3 yards in width, and containing an area of 2 roods and 39 perches, a little more or less. Said official map or plat, of the said former Pueblo or ex-city of Sonoma, being now on file in the office of the County Recorder of said Sonoma County.

(Signed) Eugenio Allamano, (Seal)
Antonio Allamanno, (Seal)
Teresa Allamanno, (Seal)

Witness:-
Robert A. Poppe.

Acknowledged April 14, 1906.
Before Robert A. Poppe, N. P.
Sonoma County.

Recorded April 17, 1906.
Liber 156 of Mortgages, page 103.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

STATE AND COUNTY TAXES.

1905, Assessed to A. Rappolo and P. Zucca, and first installment paid. Second installment delinquent, and SOLD to the State of California, on August 6, 1906, for $20.65.

1906, - - - - - - - - - - - - - - - - - are now a lien.

Nothing further.

Santa Rosa, this Fifteenth day of August, 1906, at 9 o'clock, A.M.

THE SONOMA COUNTY ABSTRACT BUREAU.

by Albert Brane

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

August 15. 1906.

at 9 o'clock, A. M.

Peter Yenni,
A. Pinelli, and
S. Cuicci,
— To —
Eugenio Allamano,
Antonio Allamano, and
Teresa Allamano.

In view of this full Release, we have not shown a Partial Release on the Mortgage mentioned herein.

Searcher

RELEASE,

Dated August 6, 1908,

Know All Men by these Presents, That the mortgage dated April 14th, 1906, and made by Eugenio Allamano, Antonio Allamano and Teresa Allamano, mortgagors, to Peter Yenni, A. Pinelli and S. Cuicci, mortgagees, and recorded on the 17th day of April, 1906, in Book 156 of Mortgages, at page 103, in the office of the County Recorder of the County of Sonoma, State of California, together with the debt thereby secured, is fully paid, satisfied and discharged.

(Signed) Peter Yenni, (Seal)
A. Pinelli, (Seal)
S. Cuicci, (Seal)

Witness:-
Robert A. Poppe.

Acknowledged August 6, 1908,
Before Robert A. Poppe, N. P.
Sonoma County.

Recorded August 7, 1908
Liber 3 of Releases, on page 233.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Placito Laurenzi,

— To —

Eugenio Allamano,
Antonio Allamano, and
Teresa Allamano.

In view of this full Release, we have not shown a Partial Release on the mortgage mentioned herein.

Searcher.

RELEASE.

Dated August 10, 1908

Know All Men by these Presents, That the mortgage dated January 27th, 1906, and made by Eugenio Allamano, Antonio Allamano and Teresa Allamano, Mortgagors, to Placito Laurenzi, mortgagee, and recorded on the 30th day of January, 1906, in Book 154 of Mortgages, at page 247, in the office of the County Recorder of the County of Sonoma, State of California, together with the debt thereby secured, is fully paid, satisfied and discharged.

(Signed) Placito his X mark Laurenzi, (Seal)

Witnesses:-

Gertrude H. Perkins,
Chas. G. Heath.
Geo. S. Redstreake, Notary Public,
Plumas County.

Acknowledged August 10,1908

Before Geo. S. Redstreake, N. P.
Plumas County.

Recorded October 8, 1908,

Liber 3 of Releases, on page 312.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Eugenio Allamanno,

— To —

Antonio Allamanno.

POWER OF ATTORNEY.

Dated August 18, 1906

Do hereby make, constitute and appoint my brother, Antonio Allamanno, of Sonoma City, Sonoma County, State of California, my true and lawful attorney, for me, and in my name, place and stead, and for my own use and benefit, to represent me, and act for me in all interest I am concerned, and all the property I possess in said County of Sonoma, and therefore to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, &c, as are now or shall hereafter become due, owing payable or belonging to me, &c: to bargain , contract, agree for, purchase, receive and take lands, &c, and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditaments, upon such terms and conditions, and under such covenants as he shall think fit, &c &c

And also for me, and in my name, and as my own act and deed, to sign, seal, execute, acknowledge and deliver such deeds, covenants, indentures, agreements, mortgages, hypothecations, &c, releases and satisfaction of mortgage, judgment and other debts, and such other instruments in writing of whatsoever kind and nature as may be necessary or proper in the premises.

Giving and granting unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises,as fully to all intents and purposes as I might or could do if per-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

sonally present.

Hereby ratifying and confirming all that my said Attorney, Antonio Alamanno shall lawfully do, or cause to be done, by virtue of these presents.

(Signed) Eugenio Allamanno, (Seal)

Witnesses:-

Geo. F. Cavalli,

Angelina Cavalli.

Acknowledged August 18, 1906

Before Geo. F. Cavalli, N. P.

San Francisco.

Recorded August 31, 1906

Liber E of Powers of Attorney, on page 161.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Eugenio Allamano,
(unmarried)
Antonio Allamano, and
Teresa Allamano
wife of Antonio Allamano,
the surnames of said persons
being also sometimes written
Allamanno.
— To —
Louis Pepin.

Interest of this Grantee not searched further.

DEED.

Dated August 25, 1906

Cons:- $10.00.

Do grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the former Pueblo of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows to wit:-

All that certain portion of Out lot Number 512 in said former Pueblo of Sonoma, as lies Easterly, Northeasterly and Northerly from the land and right of way of the Sonoma Valley Railroad Company, conveyed to said Railroad Company by E. E. Morse, by deed dated November 25th, 1879, recorded April 13th, 1893, in Liber 144 of Deeds, page 191, in the Records of said County of Sonoma.

Also so much of the South half of Spain Street, in said former Pueblo of Sonoma, between Out lots Nos. 501 and 512, as lies Easterly from the aforementioned land and right of way of said

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Sonoma Valley Railroad Company.

All of the said land hereby conveyed containing an area of 7 acres, more or less.

(Signed) Eugenio Allamano, (Seal)
By Antonio Allamano,
his Attorney in fact,
Antonio Allamano, (Seal)
Teresa Allamano, (Seal)

Witness:-
Robert A. Poppe.

Acknowledged August 25,1906,
Before Robert A. Poppe, N. P.
Sonoma County.

Recorded August 31, 1906
Liber 222 of Deeds, on page 493.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Eugenio Allamano,
a single man,
— To —
Carlo Tambutto.

MORTGAGE.

Dated October 22, 1907,

To secure the payment of a certain promissory note dated June 18, 1906, for the sum of $476.15, payable one year after date, with interest thereon at the rate of six per cent per annum, from date until paid.

Mortgages all the certain lots, pieces or parcels of land, situated in the former Pueblo of Sonoma, County of Sonoma, State of California, and described as follows, viz:

Being known and designated on the official map or plat of said former Pueblo or Ex-City of Sonoma, as Out lot No. 512, containing 19 acres, a little more or less.

And also that certain strip of land situated in the former Pueblo or Ex-city of Sonoma, known and designated on said official map as that piece of land in said former Pueblo or ex-city extending between lots No. 501 and 512, and described thus, to wit:

The Southern half or moiety of said Street between said lots, being 333 yards in length, and 18 1/3 yards in width, and containing an area of 2 Roods and 39 perches, a little more or less.

Said official map or plat of the said former Pueblo or Ex-city of Sonoma being now on file in the office of the County Recorder of said Sonoma County.

Saving and excepting however, out of this mortgage, and from and out of the premises above described, that certain tract of land heretofore conveyed by said party of the first part and

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

others to Louis Pepin, by deed dated August the 25th, 1906.

(Signed) Eugenio Allamano, (Seal)

Witness:-

Geo. F. Cavalli.

Acknowledged October 23, 1907,

Before Geo. F. Cavalli, N. P.

San Francisco.

Recorded October 25, 1907,

Liber 164 of Mortgages, on page 133.

CANCELLED

Upon the face of the record of said Mortgage on August 3, 1908,

By Carlo Tambutto.

Atest:-

F. G. Nagle, County Recorder,

By W. W. Felt, Jr., Deputy Recorder.

In the Justice's Court, Sonoma Township, Sonoma County, State of California.

Louis H. Green,
Plaintiff,
— vs —
Eugenio Allamano,
Enrico Eralde, and
Charles Danieli,
Defendants.

TRANSCRIPT OF JUDGMENT.

Judgment entered October 30, 1907, in favor of Plaintiff, against Defendant Eugenio Allamano, for the sum of $286.25 principal, $13.74 Interest, and $2.75 Costs of suit.

Recorded December 2, 1907,

Liber Q of Transcripts of Judgments, on page 223.

CANCELLED

By a Certificate of Release,

Dated August 15,1908,

Properly executed and acknowledged by Louis H. Green, Enrico Eralde and Charles Danieli.

Recorded August 17,1908,

Liber 3 of Releases, on page 248.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Antonio Allamano,
Teresa Allamano,
his wife, and
Eugenio Allamano,
a single man,
— TO —
Guiseppe Crestetto, and
Pietro Crestetto.

FOR RELEASE OF THIS MORTGAGE
SEE PAGE 327 OF THIS ABSTRACT.

MORTGAGE.

Dated July 31, 1908,

To secure the payment of a promissory note of even date herewith, for the sum of $2000.00, payable two years after date, with interest thereon at the net rate of eight per cent per annum, interest payable monthly in advance, and if not so paid to be compounded,

Mortgage all that certain lot, piece or parcel of land situate in the Pueblo or Ex-City of Sonoma, County of Sonoma, State of California, and bounded and described as follows, to wit:-

Being lot number 512, containing 19 acres, more or less.

Also, that certain strip of land known and designated on the official map or plat of said Pueblo or Ex-City of Sonoma, as that piece of land extending between lots No. 501 and No. 512, and described as follows, to wit:-

The Southerly half of said Street betwen said lots, being 333 yards in length, and 18 1/3 yards in width, and containing an area of 2 rods and 39 perches, more or less.

Excepting, however, therefrom that portion of land deeded to Louis Pepin, August 25th, 1906, and described as follows, to wit:-

All that certain portion of Oout lot number 512 in the former Pueblo of Sonoma, as lies Easterly, Northeasterly and Northerly from the land and right of way of the Sonoma Railroad Company,

conveyed to said Railroad Company by E. E. Morse, by deed dated November 25th, 1879, recorded April 13th, 1893, in Liber 144 of Deeds, page 191, in the records of said Sonoma County.

Also so much of the South half of Spain Street in said former Pueblo of Sonoma, between Out Lots numbers 501 and 512, as lies Easterly from the aforementioned land and right of way of said Sonoma Valley Railroad Company. All of the said lands, hereby conveyed, containing 7 acres. (Said deed is signed by "Eugenio Allamano, by Antonio Allamano, his attorney in fact", "Antonio Allamano and Teresa Allamano") Recorded August 31, 1906 in Liber 222 of Deeds, on page 493.

(Signed) Eugenio Allamano (Seal)
Antonio Allamano (Seal)
Teresa Allamano (Seal)

Witness:-
Geo. J. Glibert.

Acknowledged (By Eugenio Allamano) July 31, 1908
Before Geo. J. Glibert, N. P.
Alameda County.

Acknowledged August 3, 1908,
(By Antonio Allamano and Teresa Allamano, his wife)
Before Alex T. Crane, N. P.
Sonoma County.

Recorded August 3, 1908
Liber 169 of Mortgages, page 213.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Eugenio Allamano,
by Antonio Allamano,
his Attorney in fact,
Antonio Allamano, and
Teresa Allamano,
— To & With —
W. H. Covell.

RECEIPT AND AGREEMENT.

Dated January 20, 1909,

Sonoma, Cal. Jan. 20, 1909.

Received from W. H. Covell the sum of $200.00, being deposit on account of $4000.00, U. S. Gold Coin, the purchase price of the property this day sold to him, situated in the foremer Pueblo of Sonoma, County of Sonoma, State of California, and described as follows, to wit:-

Out lot No. 512, and the Southerly half of the Street between Out lots Nos. 501 and 512.

Saving and excepting however, that part of said premises containing 7 acres, heretofore sold and conveyed by us to Louis Pepin, by deed dated August 25th, 1906, of record in said County of Sonoma.

Also all personal property on said premises, except wine, one pig, two mattresses, and our clothing and personal effects, all to be free and clear of all liens and incumbrances.

Terms of sale, thirty days are allowed the purchaser to examine the title and consummate the purchase: at the termination of said term the balance of said purchase money is due and payable upon tender of a good and sufficient deed of the property sold. If title is defective, thirty days additional are allowed

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

seller, to perfect the same, and if after the expiration of said term, unless extended by mutual consent, the title is incurably defective, then the deposit is to be returned. If the purchaser fails to consummate the purchase in accordance with the foregoing conditions, the deposit is to be forfeited. Time is of the essence of this contract.

The purchaser to have immediate possession, except that Antonio Allamano and his family may occupy the dwelling for two weeks from this date.

Sellers to furnish complete Abstract of Title, certified to date, at their own expense, the same to become the property of the purchaser upon the consummation of the sale.

Taxes upon the assessment, between Mar. 1908 and March 1909 to be paid by seller. All insurance policies to be assigned to purchaser without cost to him.

(Signed) Eugenio Allamano,
by Antonio Allamano,
his Attorney in fact,
Antonio Allamano,
Teresa Allamano.

The said W. H. Covell hereby agrees to purchase the property above described, upon the terms and conditions hereinbefore expressed. Sale to be consummated in the office of Robert A.Poppe.

W. H. Covell.

Acknowledged January 20, 1909,

(By Antonio Allamano, as the Attorney in fact of Eugenio Allamano, and by Antonio Allamano, Teresa Allamano,his wife, and W. H. Covell)

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded January 22, 1909,

Liber M of Bonds and Agreements, on page 56.

STATE AND COUNTY TAXES.

Tax Certificate No.190, filed September 25, 1906, and recorded in Liber 17 of Tax Certificates, on page 131, for Delinquent Second installment of State and County Taxes for the fiscal year and SOLD on August 6, 1906, for $20.65, was REDEEMED, on July 29, 1908, by Antonio Allamano.

1906, Assessed to Anton Roppolo and Peter Zucci, and Delinquent $2.48. Not Sold, on account of previous sale. Paid, on July 29, 1908, by Antonio Allamano, with Redemption of Tax Sale No.190.

1907, - Paid.

1908, No tax on real estate. Covered by Mortgage.

Both installments paid, on Mortgage interest assessed to P. Laurenzi.

On Mortgage interest assessed to C. Tambutto,

First installment now delinquent, - - - - - -	$ 4.51.
Special school tax now delinquent, - - - - - -	.90
Penalty, - - - - - - - - - - - - - - - - - -	.81.
Second installment now due and payable, - - -	4.51.

On Mortgage interest assessed to Peter Yenni,

First installment now delinquent, - - - - - - -	11.40.
Special school tax now delinquent, - - - - - -	2.88.
Penalty, - - - - - - - - - - - - - - - - - -	2.05.
Second installment now due and payable, - - -	11.40.

10.13

3846

Nothing further.

Santa Rosa, this Second day of February, 1909, at 9 o'clock, A.M.

THE SONOMA COUNTY ABSTRACT BUREAU.

by C. T. Hahmann

Manager pro tem.

NTY ABSTRACT BUREAU, SANTA ROSA. CAL.

Continuation
of the
Preceding Abstract of Title
subsequent to

February 2nd, 1909,
at 9 o'clock, A.M.

WITH REFERENCE ONLY

T O

All that certain tract of land as particularly described in the Deed from Antonio Allamano, et al, to Stephen N. Haskell, recorded in Liber 252 of Deeds, on page 460: and shown on page 329 of this Abstract.

SONOMA COUNTY
SANTA ROSA, CAL.
ABSTRACT BUREAU.

Giuseppe Crestetto, and
Pietro Crestetto,
— To —
Stephen N. Haskell,

ASSIGNMENT,

Dated February 3, 1909,

Cons:- $10.00.

Do grant, bargain, sell, assign, transfer and set over unto the said party of the second part a certain Indenture of Mortgage bearing date the 31st day of July, 1908, made and executed by Antonio Allamano and Teresa Allamano (his wife) and Eugenio Allamano (single), mortgagors, to Giuseppe Crestetto and Pietro Crestetto, mortgagees, and recorded on the 3rd day of August, 1908, in Book 169 of Mortgages, at page 213, in the office of the County Recorder of the said County of Sonoma, State of California.

Together with the note therein described, and the money due and to grow due thereon, with the interest.

To Have &c

Does make, constitute and appoint the party of the second part the true and lawful attorney of the parties of the first part, irrevocable, to recover by any lawful means the said money and interest, and in case of payment to discharge the same.

(Signed) Giuseppe Crestetto, (Seal)
Pietro Crestetto, (Seal)

Witness:-
George J. Glibert,

Acknowledged February 3, 1909,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Before George J. Glibert, N. P.

Alameda County,

Recorded February 4, 1909,

Liber M of Assignments, on page 101.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Stephen N. Haskell,

— To —

Eugenio Allamano,

Antonio Allamano, and

Teresa Allamano,

RELEASE,

Dated February 23, 1909,

Know All Men by these Presents, That the mortgage dated July 31, 1908, made by Antonio Allamano and Teresa Allamano, his wife, and Eugenio Allamano, the parties of the first part, to Guiseppe Crestetto and Pietro Crestetto, the parties of the second part, and recorded in the office of the County Recorder of the County of Sonoma, State of California, in Book 169 of Mortgages, at page 213, on the 3rd day of August, 1908, and assigned to me on the 3rd day of February, 1909, together with the debt thereby secured is fully paid, satisfied and discharged.

(Signed) Stephen N. Haskell, (Seal)

Witness:-

W. E. Johnson.

Acknowledged February 23, 1909,

Before W. E. Johnson, N. P.

Alameda County,

Recorded February 25, 1909,

Liber 4 of Releases, on page 35.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Antonio Allamano,
Teresa Allamano,
his wife,
— and —
Eugenio Allamano,
a single man,
— To —
Stephen N. Haskell,

DEED,

Dated February 3, 1909,

Cons:- $10.00.

Do grant, bargain, sell, and convey unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the Pueblo or Ex-City of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Being lot Number 512, containing 19 acres, more or less.

Also that certain strip of land known and designated on the official map or plat of said Pueblo or Ex-city of Sonoma as that piece of land extending between lots Nos. 501 and 512, and described as follows, to wit:-

The Southerly half of said Street between said lots, being 333 yards in length, and 18 1/3 yards in width, and containing an area of 2 Rods and 39 perches, more or less.

Excepting however, therefrom, that portion of land deeded to Louis Pepin August 25th, 1906, and described as follows:

All that certain portion of Out lot Number 512 in the former

Pueblo of Sonoma, as lies Easterly, Northeasterly and Northerly from the land and right of way of the Sonoma Railroad Company, conveyed to said Railroad Company by E. E. Morse, by deed dated November 25th, 1879, recorded April 13th, 1893, in Liber 144 of Deeds, page 191, in the records of said County of Sonoma.

Also so much of the South half of Spain Street in said former Pueblo of Sonoma, between Out lots Numbers 501 and 512 as lies Easterly from the aforementioned land and right of way of said Sonoma Valley Railroad Company.

All of said land hereby conveyed containing 7 acres.

Said deed is signed by "Eugenio Allamano by Antonio Allamano, his Attorney in fact", Antonio Allamano, Teresa Allamano", recorded August 31, 1906, in Liber 222 of Deeds, on page 493.

(Signed) Antonio Allamano, (Seal)
Teresa Allamano, (Seal)
Eugenio Allamano, ---
by Antonio Allamano, his
Attorney in fact.

Witness:-
George J. Gilbert.

Acknowledged February 3, 1909,

(By Antonio Allamano and Teresa Allamano, his wife, and Antonio Allamano as Attorney in fact of Eugenio Allamano, a single man)

Before George S. Gilbert, N. P.
Alameda County,

Recorded February 4, 1909,

Liber 252 of Deeds, on page 460.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

W. H. Covell,

— To —

Stephen N. Haskell,

DEED,

Dated June 2, 1909,

Cons:- $10.00.

Does remise, release and forever quitclaim unto the said party of the second part, and to his heirs and assigns, all those certain lots, pieces or parcels of land, situate in the County of Sonoma, State of California, and bounded and described as follows, to wit:-

Out Lot No. 512, and the Southerly half of the Street between Out lots Nos. 501 and 512.

(Signed) W. H. Covell,

Witnesss:-

W. L. Camp.

Acknowledged June 2, 1909,

Before Wilber L. Camp, N. P.

Santa Clara County,

Recorded July 29, 1909,

Liber 258 of Deeds, on page 56.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

STATE AND COUNTY TAXES,

1908, -Paid,

1909, -Paid,

1910, -Are now a lien,

Nothing Further,

Santa Rosa, this Twenty-fourth day of September, 1910, at 9 o'c, A.M.

THE SONOMA COUNTY ABSTRACT BUREAU.

By C. J. Hahmann

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

September 24th, 1910,
at 9 o'clock, A. M.

WITH REFERENCE ONLY

TO

All those certain lots, pieces or parcels of land, as particularly described in the Deed from Stephen N. Haskell to William T. Vaughan and Dora May Vaughan, his wife, recorded in Liber 268 of Deeds, on page 32: and shown on page 339 of this Abstract.

Stephen N. Haskell,

— To —

William T. Vaughan, and

Dora May Vaughan,

his wife,

DEED,

Dated September 22, 1910,

Cons:- $10.00.

Does grant, bargain and sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all those certain lots, pieces or parcels of land, situate, lying and being in the Pueblo or Ex-City of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Being lot Number 512, containing 19 acres, more or less,

Also that certain strip of land known and designated on the official map or plat of said Pueblo or Ex-City of Sonoma, as that piece of land extending between Lots Nos. 501 and 512, and described as follows, to wit:-

The Southerly half of said Street between said lots, being 333 yards in length, and 18 1/3 yards in width, and containing an area of 2 Roods and 39 perches, more or less.

Excepting however therefrom, that portion of land deeded to Louis Pepin August 25th, 1906, and described as follows, to wit:

All that certain portion of Out lot Number 512 in the former Pueblo of Sonoma as lies Easterly, Northeasterly and Northerly from the land and right of way of the Sonoma Valley Railroad Company, conveyed to said Railroad Company by E. E. Morse, by

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

deed dated November 25th, 1879, recorded April 13th, 1893, in Liber 144 of Deeds, page 191, in the records of said County of Sonoma.

Also so much of the South half of Spain Street, in said former Pueblo of Sonoma, between Out lots Numbers 501 and 512 as lies Easterly from the aforementioned land and right of way of said Sonoma Valley Railroad Company.

All of said land hereby conveyed containing 7 acres.

Said deed is signed by "Eugenio Allamano, by Antonio Allamano his Attorney in fact", "Antonio Allamano" and "Teresa Allamano", recorded August 31, 1906, in Liber 222 of Deeds, on page 493.

To Have, &c and Hettie H. Haskell, wife of Stephen N. Haskell hereby in writing consents to this conveyance.

(Signed) Stephen N. Haskell, (Seal)
Hettie H. Haskell, (Seal)

Acknowledged September 22, 1910,
(By Stephen N. Haskell and Hettie H. Haskell)
Before Robert A. Poppe, N. P.
Sonoma County,

Recorded September 30, 1910,
Liber 268 of Deeds, on page 32.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

William T. Vaughan, and
Dora May Vaughan,
his wife,
— To —
Sonoma Valley Bank,
a corporation, &c

See Release, on page 349

MORTGAGE,

Dated September 29, 1910,

To secure the payment of a certain promissory of even date herewith, for the sum of $1000.00, payable one year after date with interest thereon at the net rate of seven per cent per annum, interest payable semi-annually, and if not so paid to be compounded.

Mortgage all those certain lots, pieces or parcels of land, situated in the Pueblo or Ex-City of Sonoma, in the County of Sonoma, State of California, and described as follows, viz:-

(Here follow same descriptions, with Exception, as in the Deed from Haskell to Vaughan and wife, recorded in Liber 268 of Deeds, on page 32: and shown on page 339 of this Abstract)

(Signed) William T. Vaughan, (Seal)
Dora May Vaughan, (Seal)

Witness:-
Robert A. Poppe,

Acknowledged September 29, 1910,
Before Robert A. Poppe, N. P.
Sonoma County,

Recorded September 30, 1910,
Liber 186 of Mortgages, on page 373,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

STATE AND COUNTY TAXES,

1910, - - - - - - - - - - - - - - - -Paid (Both installments)

Nothing Further,

Santa Rosa, this Thirtieth day of January, 1911, at 9 o'clock, A.M.

THE SONOMA COUNTY ABSTRACT BUREAU
By C. J. Hahmann
Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

January 30, 1911,
at 9 o'clock, A. M.

With reference only
TO

All those certain lots, pieces or parcels of land as particularly described in the Deed from Stephen N. Haskell to William T. Vaughan and Dora May Vaughan, his wife, recorded in Liber 263 of Deeds, page 32; and shown on page 339 of this Abstract.

Sonoma Valley Bank,
a corporation,
-TO-
William T. Vaughan and
Dora May Vaughan, his wife.

RELEASE.

Dated January 27, 1911.

Sonoma Valley Bank, a corporation hereby certifies and declares that the Mortgage herein described, together with the debt thereby secured, is fully paid, satisfied and discharged, to wit, that certain Mortgage made by William T. Vaughan and Dora May Vaughan, his wife, all of the County of Sonoma, State of California, to said corporation, dated September 29th, 1910, and recorded in the office of the County Recorder of the County of Sonoma, State of California, in Liber 136 of Mortgages, page 373,

Witness the corporate name and seal of said corporation, hereunto subscribed and affixed, by Jesse Burris, its Secretary, in pursuance of a resolution of its Board of Directors.

Sonoma, Jan. 27th, 1911.

(Corporate Seal) Sonoma Valley Bank,
By Jesse Burris, Secretary.

Acknowledged January 27, 1911,
Before Robert A. Poppe, N. P.
Sonoma County.

Recorded February 6, 1911,
Liber 6 of Releases, page 92.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

William T. Vaughan and
Dora May Vaughan, his wife,
—TO—
Edward G. Guyot, and
Jennie Guyot, his wife,

DEED.

Dated January 23, 1911

Cons:- $10.00.

Do grant, bargain and sell, convey and confirm unto the said parties of the second part, and to theirheirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the former Pueblo of Sonomz, County of Sonoma, State of California, and bounded and particularly described as follows to wit:-

Situated in Sonoma County, State of California, and being a part of Out Lot No.512, of the former Pueblo of Sonoma, and commencing at the point of intersection of the Westerly line of the right of way of the Sonoma branch of the Northwestern Pacific Railway with the Northerly line of United States Street; and running thence on the Westerly and Southerly lines of said right of way, on a curve of 943 feet and 2 inches radius, a distan ce of 767 feet; thence South 8° 45' West 630 feet to the Northerly side of said Street; and thence along said side, South 83° 55' East 444 feet to the point of beginning, containing 4 acres of land. Courses true. Magnetic Variation 17° 35' East.

(Signed) William T. Vaughan, (Seal)
Dora May Vaughan, (Seal)

Witnesses:-
Robert A. Poppe.
W. T. Huffman.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Acknowledged (by William T. Vaughan,) January 23, 1911

Before Robert A. Poppe, N. P.

Sonoma County.

Acknowledged January 25, 1911

by Dora May Vaughan, wife of William T. Vaughan,

Before Zachary T. Ingle, N. P.

Los Angeles County.

Recorded February 4, 1911

Liber 271 of Deeds, page 207.

STATE AND COUNTY TAXES.

1911, - - - - - - - - - - - - - - - - are now a lien.

___ Nothing further. ___

Santa Rosa, this Seventeenth day of May, 1911, at 9 o'clock, A.M.

The Sonoma County Abstract Bureau

by C. T. Hahmann

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to
May 17, 1911,
at 9 o'clock, A. M.

WITH REFERENCE ONLY

T O

The remaining Interest of William T. Vaughan.

Nothing Further,

except

STATE AND COUNTY TAXES.

1911,	Assessed to Wm. T. Vaughan, as West 8 acres of Outlot 512, Sonoma, lying West of R.R., and - - - - - - - - Paid
1912,	- - - - - - - - - - - - - Are now a lien, but not yet due.

Santa Rosa, this Twenty-second day of May, 1912, at 9 o'clock A.M.

The Sonoma County Abstract Bureau

By C. T. Hahmann

Manager.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Continuation
of the
Preceding Abstract of Title
subsequent to
May 22nd, 1912,
at 9 o'clock, A. M.

WITH REFERENCE ONLY

T O

The remaining interest of William T. Vaughan,

SONOMA COUNTY ABSTRACT BUREAU. SANTA ROSA, CAL.

William T. Vaughan, and
Dora May Vaughan,
his wife,
— To —
John Batto & Sons,
a corporation, &c

FOR RELEASE OF THIS MORTGAGE
SEE PAGE 393 OF THIS ABSTRACT

MORTGAGE,

Dated May 27, 1912,

To secure the payment of a certain promissory note of even date herewith for the sum of $1000.00, payable on or before three years after date, with interest thereon at the rate of seven per cent per annum, interest payable semi-annually, and if not so paid to be compounded.

Mortgage all those certain lots, pieces or parcels of land situated, lying and being in the Pueblo or Ex-city of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, viz:

Being Out lot Number 512, containing 19 acres, more or less,

Also that certain strip of land known and designated on the official map or plat of said Pueblo or Ex-city of Sonoma as that piece of land extending between Lots Nos. 501 and 512, and described as follows, to wit, -

The Southerly half of said Street between said lots, being 333 yards in length, and 18 1/3 yards in width, and Containing an area of 2 roods and 39 perches, more or less.

Saving and excepting, however, from and out of the premises above described,

1st, - That certain tract of land, containing 7 acres, more or less, heretofore, to wit, on August 25, 1906, sold and conveyed by Eugenio Allamano, Antonio Allamano and Teresa Allamano, his

wife, to Louis Pepin, by deed recorded August 31, 1906, in Liber 222 of Deeds, on page 493, in the records of said County of Sonoma.

2nd, - That certain tract of land, containing 4 acres, heretofore, to wit, on January 23, 1911, sold and conveyed by said parties of the first part to Edward G. Guyot and Jennie Guyot, his wife, by deed recorded February 4, 1911, in Liber 271 of Deeds, on page 207, in the records of said County of Sonoma.

(Signed) William T. Vaughan, (Seal)

Dora May Vaughan, (Seal)

Witness:-

Robert A. Poppe,

Acknowledged May 28, 1912,

Before Robert A. Poppe, N. P.

Sonoma County,

Recorded May 31, 1912,

Liber 197 of Mortgages, on page 340.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

William T. Vaughan, and
Dora May Vaughan,
his wife,
— To —
Minna Mentel,

LEASE,

Dated July 16, 1912,

Witnesseth, That the said parties of the first part do, by these presents, lease and demise unto the said party of the second part those certain premises in the former Pueblo of Sonoma, in the County of Sonoma, State of California, Beginning at the S.W. corner of Out lot 512 of the old Pueblo of Sonoma, in the County of Sonoma, State of California: thence along the Northern line of the County road, S. 83° 30' E. 265.2 feet: thence N. 7° 30' E. 657.6 feet: thence N. 83° 30' W. 262.2 feet to a point in the East line of the County road: thence along the East line of said County road, S. 7° 30' W. 657 feet to the point of beginning, Containing 4 acres of land. Mearings are true. Magnetic Variation 17° 45' E.

Also the use of one horse, one cow and 60 chickens, and all farming implements,

With the appurtenances, for the term of three years from the first day of August, 1912, at the annual rent or sum of $400.00, payable in gold coin of the United States of America, as follows, In advance, on the __ day of each and every month during said term, for the first year in advance on the first day of August, 1912, for the second and third years semi-annually in advance, in installments of $200.00, payable on the first days of August and February of each of said two last years of said term.

And it is hereby agreed that if any rent shall be due and un-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

paid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the said parties of the first part to re-enter said premises and remove all persons therefrom, and the said party of the second part does hereby covenant, promise and agree to pay the said parties of the first part the said rent in the manner hereinbefore specified, and not to let or sublet the said premises, or assign this lease, without the consent, in writing, of said parties of the part having been first obtained.

Said parties of the first part agree to make certain repairs to buildings and pumping plant by the first day of August next, or as soon thereafter as practicable.

And at the expiration of said term the said party of the second part will quit and surrender the said premises, and personal property, in as good state and condition as reasonable use and wear thereof will permit,(damage by the elements excepted).

Said party of the second part may make additions and improvements to buildings on said premises, all of which shall be and become a part of the freehold, and not removable.

Said party of the second part is hereby given the option of purchasing said demised premises at any time during said term,for the sum of $6000.00, Cash in U. S. Gold coin.

It is agreed that the said party of the second part shall continue to care for Anna M. Harding, now living with said lessors, upon the same terms and conditions as agreed betweem said lessors and said Anna M. Harding, and representatives.

(Signed) William T. Vaughan, (Seal)

Dora May Vaughan, (Seal)

Minna Mentel, (Seal)

Witness:-

Lala M. Wilgus,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Acknowledged July 11, 1913,

Before C. C. Cowgill, N. P.

Sonoma County,

Recorded July 14, 1913,

Liber M of Leases, on page 350.

In the Superior Court of the State of California,
In and For the County of Sonoma,

William T. Vaughan,
Individually,
— and —
William T. Vaughan,
as Guardian of the Estate of
Dora May Vaughan (also known as
May Vaughan) an Insane and Incom-
petent person,
Plaintiffs,
— vs —
Minna Mentel,
a widow,
Defendant,

Register 26, page 44,
Case No. 9104,

SUIT TO CANCEL LEASE,

1914
August 14 Complaint filed,

(Title of Court and Cause)

The above named plaintiffs complain of the defendant above named, and for cause of action allege, -

1, - That on the 16th day of July, 1912, and ever since, plaintiff William T. Vaughan, and Dora May Vaughan, his wife, have been, and now are, the owners of all that real property situate in the County of Sonoma, California, bounded and described as follows, to wit, -

Beginning at the Southwestern corner of Out lot 512 of the old Pueblo of Sonoma, Sonoma Co. Cal.,: thence along the Northern line of the County road,

1914

S. 83° 30' E. 265.2 feet: thence N. 7° 30' E. 657.6 feet: thence N. 83° 30' W. 262.2 feet to a point in the East line of the County Road: thence along the East line of said County Road, S. 7° 30' W. 657 feet to point of beginning, Containing 4 acres of land. Bearings are true. Magnetic Variation 17° 45' E.

And were during all of said times, and are now the owners of 1 horse, 1 cow, 60 chickens and all farming implements upon said real property.

II, - That on said 16th day of July, 1912, said William T. Vaughan and Dora May Vaughan, his wife, by a written Agreement and Lease made on said day, leased, demised and let to the defendant said above described real and personal property, to have and to hold the same to the defendant at the annual rental of $400, payable in gold coin of the United States of America.

III, - That said lease was for a term of three years from the 1st day of August, 1912,

IV, - That by the terms of said lease defendant agreed to pay to said lessors said annual rent of $400 in semi-annual installments, in advance, on the 1st days of August and February of each year.

V, - That by virtue of said Agreement and Lease, so made as aforesaid, said defendant went into the possession and occupation of said real and personal property, and still continues to hold the same as tenant of said lessors:

VI, - That pursuant to the terms of said Agreemand and Lease there became and was due, on the 1st day of February, 1914, from said defendant to said lessors, as rent of said premises, for the period of six months, commencing with said February 1st, 1914, the sum of

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1914

$200.00, of which defendant has paid only the sum of $185.00, and the sum of $15.00 of said semi-annual installment is now due, owing and unpaid from defendant to plaintiffs.

That, pursuant to the terms of said Agreement and Lease, there became and was due, on the 1st day of August, 1914, from said defendant to said plaintiffs for the rent of said premises for the period of six months, commencing with the said 1st day of August, 1914, the sum of $200.00:

VII, - That on a certain day, to wit, the 5th day of August, 1914, and more than three days prior to the filing of this Complaint, at the County of Sonoma, California, three -days notice, and demand in writing, was duly made by plaintiffs upon said defendant, for and requiring the payment of said rent then due, amounting to the said sums of $15.00 and $200.00 within three days, or the possession of said demised property, a copy of which Notice, marked "Exhibit A", is attached hereto and made a part of this Complaint.

That said defendant has neglected and refused, for the space of three days after demand so made, as aforesaid, and still neglects and refuses to pay said rent or any part thereof, or to surrender possession of said premises.

VIII, - That defendant unlawfully holds over, and continues in the possession of said premises, after defualt in the payment or rent, pursuant to the lease and agreement under which said property is held, and without the permission of plaintiffs, by reason whereof the plaintiffs have already sustained damages in

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1914

the sum of $215.00,for the rent of said premises, actually accrued prior to the commencement of this action. That the said sums of $15.00 and $200.00 have not been paid, nor any part thereof, nor any part of either of them,

IX, - That prior to the 25th day of May, 1914,said Dora May Vaughan became an insane and incompetent person, and, after proceedings duly had to that end, William T. Vaughan was, by order of the Superior Court of the County of Alameda, California, duly and regularly appointed Guardian of the estate of said Dora May Vaughan (also known as May Vaughan), an insane and incompetent person, and letters of Guardianship were duly issued to him by the Clerk of said Court, on the 23rd day of June, 1914, and the same have never been revoked or vacated.

Wherefore plaintiffs pray judgment against said defendant for the restitution and possession of said property, and for the sum of $215.00, the amount now due and unpaid for the rent of said property, and such further sum as may accrue from the time of filing this Complaint to the rendition of judgment herein, and that the amount found due for rent may be trebled and made payable in gold coin of the United States of America: that by said judgment it be declared that said lease or agreement, under which said defendant holds, be forfeited, and for plaintiffs costs of Suit herein insurred.

H. L. Breed,

Attorney for Plaintiffs,

Verified by William T. Vaughan, August 10, 1914,

Before K. E. Gartner, N.P., Alameda County.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1914

EXHIBIT "A"

To Minna Mentel (also known as Minnie Mentel)
Tenant in Possession, -

You are hereby notified and required to pay, within three (3) days after the date of the service of this notice upon you, the rent of the premises hereinafter described, and which you now hold possession of as tenant of the undersigned, under and by virtue of the lease of said premises made between William T. Vaughan and Dora May Vaughan, his wife, and yourself, dated July 16th, 1912, said rent amounting to the sum of Two hundred fifteen ($215.00) Dollars, being the rental now due, owing and unpaid to us from you as follows: Two Hundred ($200.00) Dollars for the semi-annual rent of said premises, due and payable on the 1st day of August, 1914, in accordance with the terms of said lease, and Fifteen ($15.00) Dollars, being the unpaid balance due and owing to us from you on account of the semi-annual rent of said premises due and payable on the 1st day of February, 1914, as per said lease, or within said three (3) days deliver up possession of said premises to us, otherwise the undersigned shall institute legal proceedings against you to recover possession of said premises, with treble rents.

Said premises are situated in the County of Sonoma, State of California, described as follows, to wit, -

(Here follows description of real and personal property same as set forth in the Complaint herewith).

With the appurtenances.

Dated August 1st, 1914,

William T. Vaughan,
William T. Vaughan, Guardian of the Estate of Dora May Vaughan, an insane and incompetent person.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1914 August 14	Summons issued,
" 19	Summons returned and filed, as follows, -

State of California, } SS
County of Sonoma, }

J. H. Albertsen, being duly sworn, deposes and says, That he is and was, at the time of the service of the papers herein referred to, a citizen of the United States, over the age of eighteen years, and not a party to the within entitled action: that he personally served the within Summons on the 15th day of August, A. D. 1914, on Minna Mentel, a widow, the Defendant therein named, by personally delivering to and leaving with said Defendant personally, in the County of Sonoma, a copy of said Summons, attached to a true copy of the Complaint in the action therein mentioned.

J. H. Albertson,

Subscribed and Sworn to, before me, }
this 15th day of August, A. D. 1914, }

(Seal) Robert A. Poppe, Notary Public, in and for said County and State,

August 19	Demand, and authorization of Clerk, to enter Default of defendant, -Filed,
" "	Default of Defendant, - Entered.
" "	Decree, - Filed,

(Title of Court and Cause)

This cause coming on regularly this __ day of August, 1914, upon the Complaint of plaintiffs taken, as con-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1914

fessed by defendant, whose default for failure to appear or answer herein has been duly and regularly entered, after due and personal service of Summons upon defendant, H. L. Breed, Esq., appearing as Counsel for plaintiff, and no one appearing on behalf of defendant,

The cause was tried by the Court, without a jury, whereupon oral and documentary evidence was introduced on behalf of plaintiff: The evidence being closed the cause was submitted to the Court for decision, whereupon the Court,being fully advised in the law and the premises, finds that all of the allegations of the Complaint are true, and are supported by competent testimony, and, as Conclusions of law therefrom, the Court finds that judgment ought to be rendered against defendant in favor of plaintiff, as applied for in said Complaint,

It is now therefore Ordered, Adjudged and Decreed that plaintiffs have judgment in their favor against defendant, as prayed for in the Complaint, for the restitution and possession of said property described in said Complaint, and hereinafter described, and for the sum of $215.00, the amount due and unpaid for the rent of said property, and for such sun trebled,and that said sums be payable in gold coin of the United States of America.

It is further Ordered, Adjudged and Decreed that the Lease and Agreement, of July 16th, 1912, under which defendant entered into possession of said property, be, and the same is hereby forfeited, and it is further Ordered and Decreed that the plaintiffs have judgment for their Costs herein, taxed in the sum of

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

1914	$8.50:
	Following is a description of the property described in the Complaint, and affected by this Decree, -
	All that real property situate in the County of Sonoma, California, described as follows, to wit, -
	Beginning at the Southwestern corner of Out lot 512, of the old Pueblo of Sonoma, Sonoma Co., Cal.,: thence along the Northern line of the County road, S. 83° 30' E. 265.2 feet: thence N. 7° 30' E. 657.6 feet: thence N. 83° 30' W. 262.2 feet to a point in the East line of the County road: thence along the East line of the County road, S. 7° 30' W. 657 feet to the point of beginning, Containing 4 acres of land, Bearings are true, magnetic variation 17° 45' E.
	Also one horse, one cow, 60 chickens, and all farming implements upon said real property.
	Done in Open Court this 19th day of August, 1914,
	Thos. C. Denny,
	Judge of said Superior Court,
August 24	Decree, - Entered in Judgment Book T, on page 7, and Docketed,
" 26	Writ of possession issued,
" "	Roll made and filed,
Septbr.15	Order to withdraw Exhibit, -Filed.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

STATE AND COUNTY TAXES,

1912, -Paid,

1913, -Paid,

1914, Assessed to Wm. T. Vaughan, and Both instlts.Paid,

1915, - - - - - - - - - - - - Are now a lien, but not yet due,

Nothing Further,

Santa Rosa, this Sixth day of August, 1915, at 9 o'clock, A. M.

The Sonoma County Abstract Bureau

By W. B. Corrick.

President,

Continuation
of the
Preceding Abstract of Title
subsequent to

August 6th, 1915

at 9 o'clock, A.M.

WITH REFERENCE ONLY

T O

the remaining interest of William T. Vaughan

SONOMA COUNTY
SANTA ROSA, CAL.
ABSTRACT BUREAU.

In the Superior Court of the State of California,

In and For the County of Alameda,

In the Matter of the Estate

— of —

Dora May Vaughan, (also known

as May Vaughan) an Insane Person,

No. 18900

DECREE SETTLING FINAL ACCOUNT

a n d

ADJUDGING RESTORATION TO CAPACITY,

Dated January 19,1915

On this 19th day of January, 1915, at 10 o'clock, A.M., in Open Court, Department # 4 thereof, come on regularly for hearing the Report, Final Account and Petition of William T. Vaughan, Guardian of the Estate of the above named Dora May Vaughan, for the restoration of said Incompetent to capacity, and proof was first made to the satisfaction of the Court and to the undersigned, a Judge thereof, that due notice of the time and place of this hearing had been given in all respects as required by law, and as directed by the previous order of this Court,

And it appearing that all the allegations of said petition are true, and that said Dora May Vaughan is now sane, and competent and of sound mind, and capable of taking care of herself and her property,

And it further appearing that said Account is in all respects true and correct, and shows all moneys received by said Guardian in behalf of said estate, and all moneys expended by him in that behalf, And it appearing that said Guardian has personally advanced moneys to the benefit of said estate beyond the amount of moneys received by him as such Guardian, and that in consideration of the settling and allowing said Account he waives his com-

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

missions for compensation and said advancements,

It is now Ordered, Adjudged and Decreed that said First and Final Account be and the same is hereby settled, allowed and approved, as presented,

And it is Further Ordered, Adjudged and Decreed that said Dora May Vaughan be and she is hereby declared to be sane, competent, and of sound mind, and her restoration to capacity is hereby adjudged, and said Guardianship shall hereupon cease,

Done in Open Court this 19th day of January, 1915,

Wm. S. Wells,

Superior Court Judge,

Endorsed,-

Filed Jan. 19, 1915,

Geo. E. Gross, County Clerk,

By W. E. Adams, Deputy Clerk,

Certified to be a true copy on January 14, 1916, by Geo. E. Gross, County Clerk, &c, of Alameda County, by W. E. Adams, Deputy Clerk,

Recorded February 21, 1916,

Liber L of Promiscuous Records, on page 490,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

John Batto & Sons,

— To —

William T. Vaughan, and

Dora May Vaughan,

his wife,

RELEASE

Dated January 23, 1917,

Know All Men by these Presents, That the Mortgage dated May 27th, 1912, made by William T. Vaughan and Dora May Vaughan, his wife, all of the County of Sonoma, State of California, the parties of the first part, to John Batto and Sons, a corporation,&c, the party of the second part, and recorded in the office of the County Recorder of the said County of Sonoma, State of California, in Book 197 of Mortgages, at page 340, on the 31st day of May, 1912, together with the debt thereby secured, is fully paid, satisfied and discharged,

In Witness Whereof said corporation has caused its corporate name to be hereunto subscribed, and its corporate seal to be affixed hereto, by its Secretary thereunto duly authorized, this 23rd day of January, A. D. 1917,

John Batto & Sons, (Seal)

(Corporate Seal) By Fred Batto, Secretary,

Witness, -

Robert A. Poppe,

Acknowledged January 23, 1917,

Before Robert A. Poppe, N. P.,

Sonoma County,

Recorded January 29, 1917,

Liber 15 of Releases, on page 136,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

William T. Vaughan, and
Dora May Vaughan,
his wife,
— To —
Martin Leixner,

Interest of this Grantee not searched further.

DEED

Dated January 13, 1917,

Cons:- $10.00,

Do grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the former Pueblo of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit,-

Beginning at the Southwest corner of Out lot No. 512 of the said former Pueblo of Sonoma, thence along the Northerly line of United States Street, South 83° 30' East, 391.8 feet to point of beginning of this description: thence North 8° 45' East, 659 feet to a point: thence South 83° 30' East, 222.8 feet to a point in the Southerly line of the right of way of the Sonoma Branch of the NorthWestern Pacific Railway: thence on a curve of 943 feet and 2 inches radius, a distance of 49 feet to a point: thence South 8° 45' West, 630.7 feet to a point in the Northerly line of United States Street: thence along said Northerly line of United States Street, North 83° 30' West, 266.8 feet to the point of beginning, Containing 4 acres of land, Bearings are true, Magnetic Variation 17° 45' East,

(Signed) William T. Vaughan, (Seal)
Dora May Vaughan, (Seal)

Witness, - Robert A. Poppe,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

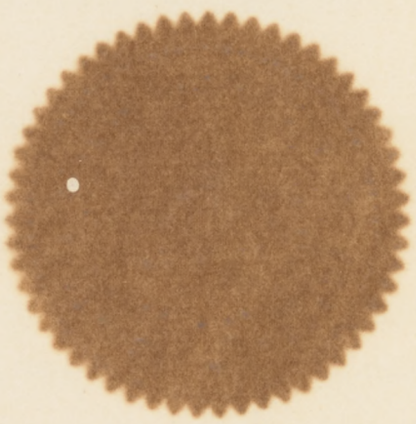
Acknowledged January 23, 1917,

Before Robert A. Poppe, N. P.,

Sonoma County,

Recorded January 29, 1917,

Liber 349 of Deeds, on page 80,



STATE AND COUNTY TAXES,

1915, Assessed to W. T. Vaughan, as W.8 acres of Out Lot 512, lying West of R.R., Sonoma, and Paid.

1916, Assessed to W. T. Vaughan, as in 1915, and Paid.

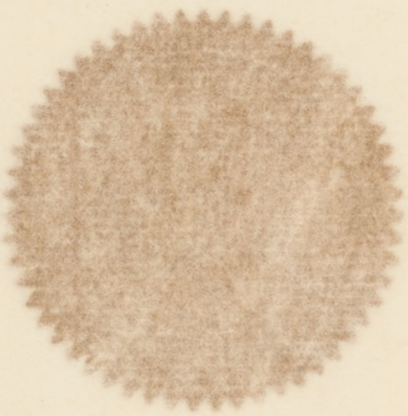
1917, Assessed to W. T. Vaughan as W.5.30 acres of Out Lot 512, and both installments paid.

1918, - - - - - - - - - - - - are now a lien, but not yet due.

Nothing further.

Santa Rosa, this Twenty-third day of September, 1918, at 9 o'c, A.M

The Sonoma County Abstract Bureau
by C. T. Hahmann
Manager.



Continuation
of the
Preceding Abstract of Title
subsequent to

September 23, 1918,
at 9 o'clock, A. M.

WITH REFERENCE ONLY

— TO —

All that certain portion of Out Lot 512 and Street, Sonoma, in the County of Sonoma, State of California, as particularly described in the Deed from William T, Vaughan and Dora May Vaughan, his wife, to Helena Scholl, recorded in Liber 363 of Deeds, page 344, and shown on page 403 of this Abstract.

William T. Vaughan, and
Dora May Vaughan,
his wife,
— TO —
Helena Scholl,
a married woman and wife of
Henry C. Scholl,

DEED,

Dated October 1, 1918,

Cons:- $10.00,

(Rev. Stamp $4.00 cancelled)

Do grant, bargain and sell, convey and confirm unto the said party of the second part and to her heirs and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the former Pueblo of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

All those certain lots, pieces or parcels of land situated, lying and being in the Pueblo or Ex-city of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Being out Lot Number 512, containing 19 acres more or less.

Also that certain strip of land known and designated on the official map or plat of said Pueblo or Ex-city of Sonoma as that piece of land extending between Lots Nos. 501 and 512 and described as follows, to wit:-

The Southerly half of said Street between said Lots being 333 yards in length and 18 1/3 yards in width and containing an area of two roods and 39 perches more or less.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Saving and excepting however from and out of the premises above described;

1st,- That certain tract of land containing 7 acres more or less, heretofore, to wit, on August 25, 1906, sold and conveyed by Eugenio Allamano, Antonio Allamano and Teresa Allamano, his wife, to Louis Pepin by Deed recorded August 31, 1906, in Liber 222 of Deeds, on page 493, in the records of said County of Sonoma;

2nd,- That certain tract of land containing 4 acres, heretofore, to wit, on January 23, 1911, sold and conveyed by said parties of the first part to Edward G. Guyot and Jennie Guyot, his wife, by deed recorded February 4, 1911 in Liber 271 of Deeds, on page 207, in the records of said County of Sonoma;

3rd,- That certain tract of land containing 4 acres, heretofore, to wit, on January 13th, 1917 sold and conveyed by said parties of the first part to Martin Leixner by deed recorded January 29, 1917, in Liber 349 of Deeds, on page 80;

4th,- So much of the South half of Spain Street, if any, lying between Out Lots Nos. 501 and 512, and Northerly from the premises hereby conveyed, as is owned by The Sonoma Valley Rail-Road Company, or its successors in interest;

Together with &c,

To Have &c, and to her heirs and assigns as and for her separate property and estate and for her sole and separate use, benefit and behoof forever.

(Signed) William T. Vaughan, (Seal)

Dora May Vaughan, (Seal)

Witness:-

Robert A. Poppe,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Acknowledged October 1, 1918,

(By William T. Vaughan)

Before Robert A. Poppe, N. P.,

Sonoma County,

Acknowledged October 2, 1918,

(By Dora May Vaughan a married woman and wife of William T. Vaughan,)

Before Robert A. Poppe, N. P.,

Sonoma County,

Recorded October 10, 1918,

Liber 363 of Deeds, page 344.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Henry C. Scholl, and
Helena Scholl,
his wife,
— TO —
The First National Bank of Sonoma,
a corporation &c,

FOR RELEASE OF THIS MORTGAGE
SEE PAGE 415 OF THIS ABSTRACT

MORTGAGE,

Dated October 1, 1918,

To secure the payment of a certain promissory note dated October 2, 1918, for the sum of $1500.00, payable on or before two years after date, with interest thereon at the rate of 7% per annum, interest payable quarterly and if not so paid to be compounded. (Recites Rev. Stamps for 30¢ attached to original note and cancelled).

Mortgage all that certain land situated in the former Pueblo of Sonoma, County of Sonoma, State of California, and described as follows, viz:-

(Here follow same descriptions and exceptions as in Deed from William T. Vaughan and wife to Helena Scholl, recorded in Liber 363 of Deeds, page 344; and shown on page 403 of this Abstract.)

(Signed) Henry C. Scholl, (Seal)
Helena Scholl, (Seal)

Witness:- Robert A. Poppe,

Acknowledged October 3, 1918,

(By Henry C. Scholl)
Before F. L. Kehoe, N. P.,
Humboldt County,

Acknowledged October 7, 1918,

(By Helena Scholl, wife of Henry C. Scholl)

Before Robert A. Poppe, N. P.,

Sonoma County,

Recorded October 10, 1918,

Liber 273 of Mortgages, page 289.

STATE AND COUNTY TAXES.

1918, Assessed to W.T.Vaughan,and both installments paid.

1919, - - - - - - - - - - are now a lien, but not yet due.

——— Nothing further. ———

Santa Rosa,this Fifth day of August, 1919,at 9 o'clock, A. M.

The Sonoma County Abstract Bureau

by C. J. Stahmann

Manager.

- 34,367 -

Continuation
of the
Preceding Abstract of Title
subsequent to

August 5, 1919,

at 9 o'clock, A. M.,

WITH REFERENCE ONLY

T O

that certain portion of Lot 512 of the Pueblo or Ex-city of Sonoma, in the County of Sonoma, State of California, as particularly described in the Deed from William T. Vaughan and Dora May Vaughan, his wife, to Helena Scholl, wife of Henry C. Scholl, recorded in Liber 363 of Deeds, on page 344, and shown on page 403 of this Abstract,

SONOMA COUNTY
SANTA ROSA, CAL.
ABSTRACT BUREAU.

The First National Bank of Sonoma,
a corporation, &c,

— To —

Henry C. Scholl, and
Helena Scholl,
his wife,

RELEASE

Dated June 18, 1920,

Know All Men by these Presents, That The First National Bank of Sonoma, a corporation, hereby declares that the mortgage herein described, together with the debt thereby secured, is fully paid and discharged, to wit,- that certain Mortgage made by Henry C. Scholl and Helena Scholl, his wife, all of the County of Humboldt, State of California, to said Corporation, dated October 1st, 1918, and recorded in the office of the County Recorder of the County of Sonoma, State of California, in Book 273 of Mortgages, on page 289.

Witness the corporate name and seal of said Corporation, hereto subscribed and affixed by N. J. Heggie, its Secretary, in pursuance of a Resolution of its Board of Directors.

Sonoma, California, June 18th, 1920,

The First National Bank of Sonoma,

(Corporate Seal) By N. J. Heggie, Secretary,

Acknowledged June 18, 1920,

(By N. J. Heggie, Secretary of the corporation described therein)

Before Robert A. Poppe, N. P.,
Sonoma County,

Recorded June 21, 1920,

Liber 20 of Releases, on page 351,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

In the Superior Court of the County of Humboldt,
State of California,

Henry C. Scholl,
Plaintiff,
— vs —
Lena Scholl,
Defendant,

INTERLOCUTORY JUDGMENT

Dated October 6, 1925

This cause having been brought on to be heard the 6th day of October, 1925, upon the Complaint herein taken as confessed by the defendant, (whose default for not answering has been duly entered)

And said Court having heard the evidence and testimony, and which is sufficiently corroborated, and after having duly considered the same and made and filed its decision and Conclusions of Law herein, and from which it appears that said plaintiff ought to be granted a Decree of Divorce, together with such other relief as is therein specified,

Now, in accordance therewith and on motion of Counsel for said Plaintiff,

It is Ordered, Adjudged and Decreed, and this Court, in pursuance of the statue in such case made and provided, does Order, Adjudge and Decree that the said Plaintiff is entitled to a decree dissolving the bonds of matrimony now and heretofore existing between the said Plaintiff and said Defendant, such decree to be entered after the expiration of one year from the entry of this Interlocutory Judgment;

It is further Ordered, Adjudged and Decreed that the real property standing in the name of Lena Scholl, situate in Sonoma

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

County, is community property, and the same be and is hereby divided equally between them;

Done in Open Court this the 6th day of October, A. D. 1925,

George D. Murray,

Judge of the Superior Court,

Endorsed,-

Filed October 6th, 1925,

Fred M. Kay, Clerk,

By I. H. Cousins, Deputy Clerk,

Decree entered the 6th day of October, 1925,

Fred M. Kay, Clerk,

By I. H. Cousins, Deputy,

Certified to be a true and correct copy, of original Interlocutory Decree, on October 6, 1925, by Fred M. Kay, County Clerk, &c, of Humboldt County, by I. M. Cousins, Deputy Clerk,

Recorded October 10, 1925,

Liber 122 of Official Records, on page 128,

COUNTY TAXES

1919, -Paid,

1920, -Paid,

1921, -Paid,

1922, -Paid,

1923, -Paid,

1924, -Paid,

1925, "W 5.30 acres of Out Lot 512, Sonoma" assessed to Helena Scholl and First installment Paid, Second instlmt. now a lien, but not yet due,- $34.42

Nothing Further

Santa Rosa, this Seventeenth day of December, 1925, at 9 o'c, A.M.,

The Sonoma County Abstract Bureau

By C. E. Hunt

Secretary,